

REGIONAL REGULATION OF THE CITY OF TASIKMALAYA

NUMBER 3 OF 2013

CONCERNING

BUILDINGS IN THE CITY OF TASIKMALAYA

BY THE GRACE OF GOD ALMIGHTY

MAYOR OF TASIKMALAYA,

Considering : that in order to implement the provisions of Article 105 paragraph (1) and Article 109 paragraph (1) of Government Regulation Number 36 of 2005 concerning the Implementation Regulation of Law Number 28 of 2002 concerning Buildings, it is necessary to establish a Regional Regulation concerning Buildings in the City of Tasikmalaya;

Observing :

1. Article 18 paragraph (6) of the 1945 Constitution of the Republic of Indonesia;
2. Law Number 5 of 1960 concerning Basic Agrarian Principles (State Gazette of the Republic of Indonesia Year 1960 Number 104, Supplement to the State Gazette of the Republic of Indonesia Number 2013);
3. Law Number 8 of 1981 concerning Criminal Procedure Law (State Gazette of the Republic of Indonesia Year 1981 Number 76, Supplement to the State Gazette of the Republic of Indonesia Number 3209);
4. Law Number 18 of 1999 concerning Construction Services (State Gazette of the Republic of Indonesia Year 1999 Number 54, Supplement to the State Gazette of the Republic of Indonesia Number 3833);
5. Law Number 10 of 2001 concerning the Establishment of the City of Tasikmalaya (State Gazette of the Republic of Indonesia Year 2001 Number 90, Supplement to the State Gazette of the Republic of Indonesia Number 4117);
6. Law Number 28 of 2002 concerning Buildings (State Gazette of the Republic of Indonesia Year 2002 Number 134, Supplement to the State Gazette of the Republic of Indonesia Number 4247);
7. Law Number 32 of 2004 concerning Regional Government (State Gazette of the Republic of Indonesia Year 2004 Number 125, Supplement to the State Gazette of the Republic of Indonesia Number 4437) as amended several times, most recently by Law Number 12 of 2008 concerning the Second Amendment to Law Number 32 of 2004 concerning Regional Government (State Gazette of the Republic of Indonesia Year 2008 Number 59, Supplement to the State Gazette of the Republic of Indonesia Number 4844);
8. Law Number 38 of 2004 concerning Roads (State Gazette of the Republic of Indonesia Year 2004 Number 132, Supplement to the State Gazette of the Republic of Indonesia Number 4444);

9. Law Number 26 of 2007 concerning Spatial Planning (State Gazette of the Republic of Indonesia Year 2007 Number 68, Supplement to the State Gazette of the Republic of Indonesia Number 4725);
10. Law Number 14 of 2008 concerning Public Information Disclosure (State Gazette of the Republic of Indonesia Year 2008 Number 61, Supplement to the State Gazette of the Republic of Indonesia Number 4846);
11. Law Number 18 of 2008 concerning Waste Management (State Gazette of the Republic of Indonesia Year 2008 Number 69, Supplement to the State Gazette of the Republic of Indonesia Number 4851);
12. Law Number 22 of 2009 concerning Road Traffic and Transportation (State Gazette of the Republic of Indonesia Year 2009 Number 96, Supplement to the State Gazette of the Republic of Indonesia Number 5025);
13. Law Number 27 of 2009 concerning the People's Consultative Assembly, the House of Representatives, the Regional Representative Council, and the Regional House of Representatives (State Gazette of the Republic of Indonesia Year 2009 Number 123, Supplement to the State Gazette of the Republic of Indonesia Number 5043);
14. Law Number 28 of 2009 concerning Regional Taxes and Regional Levies (State Gazette of the Republic of Indonesia Year 2009 Number 130, Supplement to the State Gazette of the Republic of Indonesia Number 5049);
15. Law Number 32 of 2009 concerning Environmental Protection and Management (State Gazette of the Republic of Indonesia Year 2009 Number 140, Supplement to the State Gazette of the Republic of Indonesia Number 5059);
16. Law Number 11 of 2010 concerning Cultural Heritage (State Gazette of the Republic of Indonesia Year 2010 Number 130, Supplement to the State Gazette of the Republic of Indonesia Number 5168);
17. Law Number 1 of 2011 concerning Housing and Residential Areas (State Gazette of the Republic of Indonesia Year 2011 Number 7, Supplement to the State Gazette of the Republic of Indonesia Number 5188);
18. Law Number 12 of 2011 concerning the Establishment of Laws and Regulations (State Gazette of the Republic of Indonesia Year 2011 Number 82, Supplement to the State Gazette of the Republic of Indonesia Number 5234);

19. Government Regulation Number 27 of 1983 concerning the Implementation of the Criminal Procedure Code (State Gazette of the Republic of Indonesia Year 1983 Number 36, Supplement to the State Gazette of the Republic of Indonesia Number 3258) as amended by Government Regulation Number 58 of 2010 concerning the Amendment to Government Regulation Number 27 of 1983 concerning the Implementation of the Criminal Procedure Code (State Gazette of the Republic of Indonesia Year 2010 Number 90, Supplement to the State Gazette of the Republic of Indonesia Number 5145);
20. Government Regulation Number 27 of 1999 concerning Environmental Impact Analysis (State Gazette of the Republic of Indonesia Year 1999 Number 59, Supplement to the State Gazette of the Republic of Indonesia Number 3838);
21. Government Regulation Number 29 of 2000 concerning the Implementation of Construction Services (State Gazette of the Republic of Indonesia Year 2000 Number 64, Supplement to the State Gazette of the Republic of Indonesia Number 3956) as amended by Government Regulation Number 59 of 2010 concerning the Amendment to Government Regulation Number 29 of 2000 concerning the Implementation of Construction Services (State Gazette of the Republic of Indonesia Year 2010 Number 95);
22. Government Regulation Number 36 of 2005 concerning the Implementation Regulation of Law Number 28 of 2002 concerning Buildings (State Gazette of the Republic of Indonesia Year 2005 Number 83, Supplement to the State Gazette of the Republic of Indonesia Number 4532);
23. Government Regulation Number 79 of 2005 concerning Guidelines for the Supervision and Guidance of Regional Government Administration (State Gazette of the Republic of Indonesia Year 2005 Number 165, Supplement to the State Gazette of the Republic of Indonesia Number 4593);
24. Government Regulation Number 34 of 2006 concerning Roads (State Gazette of the Republic of Indonesia Year 2006 Number 86, Supplement to the State Gazette of the Republic of Indonesia Number 4655);
25. Government Regulation Number 38 of 2007 concerning the Division of Government Affairs between the Government, Provincial Regional Governments, and Regency/Municipal Regional Governments (State Gazette of the Republic of Indonesia Year 2007 Number 82, Supplement to the State Gazette of the Republic of Indonesia Number 4737);
26. Government Regulation Number 15 of 2010 concerning the Implementation of Spatial Planning (State Gazette of the Republic of Indonesia Year 2010 Number 21, Supplement to the State Gazette of the Republic of Indonesia Number 5103);

27. Government Regulation Number 61 of 2010 concerning the Implementation of Law Number 14 of 2008 concerning Public Information Disclosure (State Gazette of the Republic of Indonesia Year 2010 Number 99, Supplement to the State Gazette of the Republic of Indonesia Number 5149);
28. Government Regulation Number 38 of 2011 concerning Rivers (State Gazette of the Republic of Indonesia Year 2011 Number 74, Supplement to the State Gazette of the Republic of Indonesia Number 5230);
29. Decree of the State Minister of Public Works Number: 10/KPTS/2000 concerning Technical Provisions for Fire Hazard Protection in Buildings and Their Environment;
30. Regulation of the Minister of Public Works Number: 29/PRT/M/2006 concerning Guidelines on Technical Requirements for Buildings;
31. Regulation of the Minister of Public Works Number: 30/PRT/M/2006 concerning Technical Guidelines for Facilities and Accessibility in Buildings and Their Environment;
32. Regulation of the Minister of Home Affairs Number 1 of 2007 concerning Urban Green Open Space Planning;
33. Regulation of the Minister of Public Works Number: 06/PRT/M/2007 concerning General Guidelines for Building and Environmental Layout Plans;
34. Regulation of the Minister of Public Works Number: 24/PRT/M/2007 concerning Technical Guidelines for Building Construction Permits;
35. Regulation of the Minister of Public Works Number: 25/PRT/M/2007 concerning Guidelines for the Acceptance Certificate of Building Functions;
36. Regulation of the Minister of Public Works Number: 26/PRT/M/2007 concerning Guidelines for the Building Expert Team;
37. Regulation of the Minister of Public Works Number 5/PRT/M/2008 concerning Guidelines for the Provision and Utilization of Green Open Space in Urban Areas;
38. Regulation of the Minister of Public Works Number: 24/PRT/M/2008 concerning Guidelines for the Maintenance and Upkeep of Buildings;
39. Regulation of the Minister of Public Works Number: 26/PRT/M/2008 concerning Technical Requirements for Fire Protection Systems in Buildings and Their Environment;
40. Regulation of the Minister of Public Works Number: 16/PRT/M/2010 concerning Technical Guidelines for Periodic Inspection of Buildings (State Gazette of the Republic of Indonesia Year 2010 Number 701);
41. Regulation of the Minister of Public Works Number: 17/PRT/M/2010 concerning Technical Guidelines for Building Data Collection (State Gazette of the Republic of Indonesia Year 2010 Number 702);

42. Regulation of the Minister of Home Affairs Number 32 of 2010 concerning Guidelines for the Issuance of Building Construction Permits (State Gazette of the Republic of Indonesia Year 2010 Number 276);
43. Regulation of the Minister of Home Affairs Number 53 of 2011 concerning the Formation of Regional Legal Products (State Gazette of the Republic of Indonesia Year 2011 Number 694);
44. Regional Regulation of the City of Tasikmalaya Number 29 of 2003 concerning Cleanliness, Beauty, and Environmental Sustainability (Regional Gazette of the City of Tasikmalaya Year 2003 Number 29 Series E);
45. Regional Regulation of the City of Tasikmalaya Number 6 of 2005 concerning Civil Servant Investigators (PPNS) (Regional Gazette of the City of Tasikmalaya Year 2005 Number 56 Series E);
46. Regional Regulation of the City of Tasikmalaya Number 3 of 2008 concerning Government Affairs under the Authority of the Tasikmalaya City Government (Regional Gazette of the City of Tasikmalaya Year 2008 Number 83);
47. Regional Regulation of the City of Tasikmalaya Number 8 of 2008 concerning the Establishment of Regional Apparatus Organizations (Regional Gazette of the City of Tasikmalaya Year 2008 Number 92) as amended by Regional Regulation Number 6 of 2010 concerning the Amendment to Regional Regulation of the City of Tasikmalaya Number 8 of 2008 concerning the Establishment of Regional Apparatus Organizations (Regional Gazette of the City of Tasikmalaya Year 2010 Number 119);
48. Regional Regulation of the City of Tasikmalaya Number 11 of 2009 concerning Public Order (Regional Gazette of the City of Tasikmalaya Year 2009 Number 109);
49. Regional Regulation of the City of Tasikmalaya Number 3 of 2012 concerning Certain Licensing Levies (Regional Gazette of the City of Tasikmalaya Year 2012 Number 132);
50. Regional Regulation of the City of Tasikmalaya Number 4 of 2012 concerning the Spatial Plan of the City of Tasikmalaya Year 2012–2031 (Regional Gazette of the City of Tasikmalaya Year 2012 Number 133, Supplement to the Regional Gazette of the City of Tasikmalaya Number 4);
51. Regional Regulation of the City of Tasikmalaya Number 7 of 2012 concerning Waste Management in the City of Tasikmalaya (Regional Gazette of the City of Tasikmalaya Year 2012 Number 136);

With the Joint Approval of

THE REGIONAL HOUSE OF REPRESENTATIVES OF THE CITY OF TASIKMALAYA

and

THE MAYOR OF TASIKMALAYA

To stipulate : REGIONAL REGULATION CONCERNING BUILDINGS IN THE CITY OF TASIKMALAYA.

CHAPTER I
GENERAL PROVISIONS

Article 1

In this Regional Regulation, what is meant by:

1. Central Government, hereinafter referred to as the Government, is the President of the Republic of Indonesia who holds the executive power of the Republic of Indonesia as referred to in the 1945 Constitution of the Republic of Indonesia.
2. Region is the City of Tasikmalaya.
3. Regional House of Representatives, hereinafter abbreviated as DPRD, is the Regional House of Representatives of the City of Tasikmalaya.
4. Regional Government is the Mayor and the Regional Apparatus as the elements of the administration of the Regional Government.
5. Mayor is the Mayor of Tasikmalaya.
6. Regional Apparatus is an auxiliary element to the Mayor in the administration of the Regional Government, consisting of the Regional Secretariat, the Secretariat of the DPRD, Regional Offices, Regional Technical Institutions, Districts, and Urban Villages.
7. Administrative Official is an official assigned by the Mayor to impose Administrative Sanctions upon any Person committing an administrative violation explicitly regulated under this Regional Regulation.
8. Community is an individual, group, legal entity, business entity, and institution or organization engaged in the field of Buildings, including customary law communities and professional communities, having an interest in the Implementation of Buildings.
9. Elderly Person, hereinafter abbreviated as Elderly, is a person who has reached the age of 60 (sixty) years or more.
10. Person with Disabilities is a person having a physical and/or mental impairment, which may hinder or pose an obstacle or barrier for them in carrying out daily activities and livelihood in a reasonable manner.
11. Building Organizer is the Owner of the Building, the Building Construction Service Provider, and the User of the Building.
12. Owner of the Building is a person, legal entity, group of persons, or association who is legally recognized as the Owner of the Building.

13. Building Construction Service Provider is an individual or legal entity whose business activities provide Building Construction Services, including Technical Planners, Construction Executors, and Construction Supervisors/Managers, as well as Building Technical Reviewers and other Construction Service Providers.
14. User of the Building is the Owner of the Building and/or non-owner of the Building, based on an agreement with the Owner of the Building, who uses and/or manages the Building or part thereof in accordance with the designated Building Function.
15. Building Manager is an individual or legal entity holding a professional competence certificate to operate and utilize the Building in accordance with its designated Building Function, including Building Maintenance, Building Upkeep, and Periodic Inspection of the Building.
16. Building Technical Reviewer is an individual or legal entity holding a professional competence certificate to conduct a Technical Review of the Building regarding the Feasibility of the Building's Function in accordance with the provisions of laws and regulations.
17. Building Expert Team is a team consisting of experts related to the Implementation of Buildings to provide Technical Considerations in the process of reviewing Building Technical Design Documents within a limited assignment period, as well as to provide input (advice and/or considerations) in resolving problems in the Implementation of Buildings for Certain Buildings, whose membership composition is appointed on a case-by-case basis and adjusted to the complexity of such Certain Buildings.
18. Any Person is an individual or legal entity.
19. Legal Entity is a group of persons and/or capital forming a unity, whether conducting business or not, including Limited Liability Companies, Limited Partnerships, other Partnerships, State-Owned Enterprises (BUMN) or Regional-Owned Enterprises (BUMD) under any name and in any form, Firms, Consortia, Cooperatives, Pension Funds, Partnerships, Associations, Foundations, Mass Organizations, Socio-Political Organizations, or other organizations, institutions, and other forms of legal entities, including Collective Investment Contracts and Permanent Establishments.
20. Building Function is the designation regarding the fulfillment of Administrative Requirements and Technical Requirements of a Building.
21. Classification of Buildings is the classification of Building Functions based on the level of fulfillment of their Administrative Requirements and Technical Requirements.
22. Structure is a technical construction permanently planted or attached to the land and/or inland waters and/or the sea.

23. Building is the physical embodiment resulting from construction works that is integrated with its site, located wholly or partly above and/or below the land and/or water, functioning as a place for human activities, whether for residential purposes, religious activities, business activities, social and cultural activities, or special activities.
24. Building for Public Interest is a Building whose function is for public (general) interest, whether in the form of religious, business, or social and cultural functions.
25. Building with Special Function is a Building whose Function has a high level of confidentiality for National interests or whose Implementation may endanger the surrounding community and/or has a high hazard risk, the designation of which is determined by the Minister in charge of Buildings based on the proposal of the relevant Minister.
26. Certain Building is a Building used for Public Interest and Building with Special Function, which in its Construction and/or Utilization requires special management and/or has particular complexity that may cause Significant Impact on the community and its Environment.
27. Building Structure is a part of the Building composed of components that can work together as a single unit, thus capable of functioning to ensure the rigidity, stability, Safety of the Building, and Comfort of the Building against all types of loads, whether planned or unforeseen loads, and against other hazards from surrounding conditions, such as landslides, seawater intrusion, earthquakes, strong winds, and tsunamis.
28. Part of a Building is a part of the Building element having a specific function, for example, load-bearing, filler, and so forth.
29. Building Element is a part of a Building, which includes but is not limited to floors, columns, beams, walls, and roofs.
30. Building Environment, hereinafter referred to as Environment, is the surrounding area of the Building which is considered in the Implementation of the Building, both in terms of social, cultural, and ecosystem aspects.
31. Building Infrastructure and Facilities are supporting facilities within and outside the Building, which ensure the fulfillment of the Building Function.
32. Facility is all or part of the completeness of Building Infrastructure and Facilities as well as its Environment, so that it can be accessed and utilized by all people, including Persons with Disabilities and the Elderly.
33. Accessibility is the convenience provided for all people, including Persons with Disabilities and the Elderly, to realize equality of opportunity in all aspects of life and livelihood.
34. Utilities are mechanical and electrical equipment in a Building, used to support the Building Function and to achieve Safety, Health, Comfort, and Convenience within the Building.

35. Public Utilities are supporting equipment for residential environmental services.
36. House is a Building that functions as a livable Residence, a means for family development, a reflection of the dignity of its User/Occupant, and an asset for its Owner.
37. Yard is the vacant portion of a plot/allotment/block designated for Building purposes.
38. Plotting is a piece of land whose boundaries have been determined as units in accordance with the City Plan Information.
39. Block is a certain land area bounded by clear physical boundaries, such as the sea, rivers, roads, and consisting of one or more Building plots.
40. Lift (Elevator) is a transportation facility inside a Building that carries its passengers in a Lift Car moving vertically up and down.
41. Lift Car is the space or compartment in a Lift system in which passengers are located and/or transported.
42. Escalator is a transportation system inside a Building that carries its passengers from one location to another, with continuous and constant movement, either horizontally or diagonally.
43. Building Data Collection is the activity of collecting data on a Building by the Regional Government carried out together with the process of the Building Construction Permit (IMB), the process of the Acceptance Certificate of Building Functions, and the Demolition of the Building, as well as recording and registering existing Buildings.
44. Implementation of Buildings is the activity of Construction, which includes the process of Technical Planning, Construction Execution, and Supervision of Construction Execution, including the activities of Building Utilization, Building Preservation, and Building Demolition.
45. Utilization of Buildings is the activity of using a Building in accordance with the designated Building Function, including Building Maintenance, Building Upkeep, and Periodic Inspection of the Building.
46. Preservation of Buildings is the activity of maintaining a Building, restoring a Building, and maintaining the Building together with its Environment, in order to restore the Reliability of the Building to its original condition or in accordance with the condition of the desired period.
47. Demolition of Buildings is the activity of dismantling or taking down all or part of a Building, its components, building materials, and/or Building Infrastructure and Facilities.
48. Building Maintenance is the activity of maintaining the Reliability of the Building together with its Infrastructure and Facilities, so that the Building remains in a Functional Condition (Preventive Maintenance).

49. Building Upkeep is the activity of repairing and/or replacing parts of a Building, its components, building materials, and/or Building Infrastructure and Facilities, so that the Building remains in a Functional Condition (Curative Maintenance).
50. Restoration of Protected and Preserved Buildings is the activity of repairing and restoring a Building to its original form.
51. Periodic Inspection of Buildings is the activity of inspecting the Reliability of all or part of a Building, its components, building materials, and/or Building Infrastructure and Facilities, within a certain time period, to declare the Feasibility of the Building's Function.
52. Building Testing is the activity of inspection using equipment, including the use of laboratory facilities, to measure and determine the value of indicators of the Building's condition, which includes architectural components/elements, structure, utilities (mechanical and electrical), Building Infrastructure and Facilities, and installed building materials, to determine compliance or deviation from the established technical specifications.
53. Construction Services are consultancy services for Construction Work planning, construction execution services, and consultancy services for Construction Work supervision.
54. Construction Work is the whole or part of a series of planning and/or execution activities together with supervision, covering architectural, civil, mechanical, electrical, and environmental works, each with its completeness, to realize a Building or other physical form.
55. Inspection is the activity of visually observing, measuring, and recording the value of indicators, symptoms, or conditions of a Building, covering architectural components/elements, structure, utilities (mechanical and electrical), Building Infrastructure and Facilities, and installed building materials, to determine compliance or deviation from the originally established technical specifications.
56. Guidance in the Implementation of Buildings, hereinafter referred to as Guidance, is the activity of Regulation, Empowerment, and Supervision, in order to realize good governance, so that every Implementation of Buildings can be conducted in an orderly manner and achieve Building Reliability in accordance with its Function as well as ensuring legal certainty.
57. Regulation is the activity of drafting and institutionalizing laws and regulations, Technical Guidelines, Technical Instructions, and Technical Standards of Buildings in the Region and their operationalization in the community.
58. Empowerment is the activity of fostering awareness of the rights, obligations, and roles of Building Organizers and the Regional Government, in the Implementation of Buildings.
59. Supervision is the activity of monitoring the implementation of the application of laws and regulations in the field of Buildings and the enforcement of such laws (Law Enforcement).

60. Space is a container encompassing land space, sea space, and air space, including space within the earth as a single territorial unit, where humans and other living beings live, conduct activities, and maintain their survival.
61. Spatial Planning is the form of Spatial Structure and Spatial Pattern.
62. Spatial Structure is the arrangement of settlement centers and the network system of infrastructure and facilities that serve as the support for the socio-economic activities of the community, which hierarchically have functional relationships.
63. Spatial Pattern is the distribution of Space allocation within a Region, including Space allocation for Protection Functions and Space allocation for Cultivation Functions.
64. Utilization of Space is the effort to realize the Spatial Structure and Spatial Pattern, in accordance with the Spatial Plan, through the preparation and implementation of programs together with their financing.
65. Control of Space Utilization is the effort to achieve orderly Spatial Planning.
66. Spatial Plan is the result of Spatial Planning.
67. Region is Space which constitutes a geographical unity together with all related elements, whose boundaries and system are determined based on administrative and/or functional aspects.
68. Spatial Planning is the process of determining the Spatial Structure and Spatial Pattern, which includes the preparation and determination of the Spatial Plan.
69. Regional Spatial Plan, hereinafter abbreviated as RTRW, is the result of regional spatial planning established by Regional Regulation.
70. Detailed Spatial Plan for Urban Areas, hereinafter abbreviated as RDTRKP, is the elaboration of the RTRW into an urban area utilization plan.
71. Urban Area is an area whose main activities are non-agricultural and with an arrangement of functions as an urban settlement area, a center for the concentration and distribution of government services, social services, and economic activities.
72. General Guideline is a reference of a general nature that may be used as a guide to carry out a series of activities.
73. Building and Environmental Design Plan, hereinafter abbreviated as RTBL, is a design plan guideline for an environment/area intended to control Space Utilization, Building and Environmental Arrangement, and contains the main materials of provisions for the Building and Environmental program, general plan and design guidelines, investment plan, plan control provisions, and guidelines for controlling the implementation of environmental/area development.

74. RTBL Document is a document containing the main materials of the RTBL as the result of the process of identification, planning, and design of an environment/area, including within it the identification and appreciation of environmental context, community participation program, and the management and utilization of area property assets.
75. City Plan Information is information regarding the Building and Environmental Arrangement requirements applied by the Regional Government at a specific location.
76. Building Coverage Ratio, hereinafter abbreviated as KDB, is the percentage figure comparing the total area of all building ground floors and the land area/plot/planning area controlled in accordance with the spatial plan and RTBL.
77. Floor Area Ratio, hereinafter abbreviated as KLB, is the percentage figure comparing the total area of all building floors and the land area/plot/planning area controlled in accordance with the spatial plan and RTBL.
78. Green Area Ratio, hereinafter abbreviated as KDH, is the percentage figure comparing the total area of all open spaces outside the Building designated for landscaping/greening and the land area/plot/planning area controlled in accordance with the spatial plan and RTBL.
79. Basement Coverage Ratio, hereinafter abbreviated as KTB, is the percentage figure comparing the total area of the Basement footprint and the land area/plot/planning area controlled in accordance with the spatial plan and RTBL.
80. Basement is a space within a Building where the floor level is horizontally located below the ground surface surrounding the scope of the Building.
81. Building Construction Permit, hereinafter abbreviated as IMB, is the permit granted by the Regional Government to the Owner of the Building to construct a new Building, modify a Building, expand a Building, reduce a Building, and/or maintain a Building, in accordance with the applicable Administrative Requirements and Technical Requirements.
82. IMB Application is an application submitted by the Owner of the Building to the Regional Government to obtain an IMB.
83. Technical Requirements of Buildings are provisions concerning the Building Arrangement requirements and the Building Reliability requirements.
84. Building Technical Guidelines, hereinafter referred to as Technical Guidelines, are technical references as further elaboration of Government Regulation Number 36 of 2005 concerning the Implementation Regulation of Law Number 28 of 2002 concerning Buildings, in the form of technical provisions for the Implementation of Buildings.

85. Building Technical Standards, hereinafter referred to as Technical Standards, are standards established as standardized procedures, specification standards, and test method standards, whether in the form of Indonesian National Standards (SNI) or International Standards, which are applied in the Implementation of Buildings.
86. Building Technical Planning, hereinafter referred to as Technical Planning, is the process of producing the technical drawings of the Building and its facilities, following the stages of pre-design, design development, and preparation of working drawings, consisting of architectural plans, structural plans, mechanical/electrical plans, external spatial plans, internal spatial/interior plans, technical specifications plans, budget plan, and supporting technical calculations, in accordance with the applicable Technical Guidelines and Technical Standards.
87. Technical Considerations of the Building Expert Team are considerations from the Building Expert Team prepared in writing and professionally related to the fulfillment of the Technical Requirements of the Building, both in the process of Building Construction, Building Utilization, Building Preservation, and Building Demolition.
88. Building Technical Design Document is the architectural, structural, and construction plans, mechanical and electrical plans, landscaping, interior spatial plans, in the form of design drawings, detailed implementation drawings, and planning reports.
89. Approval of the Building Technical Design Document is a written statement that all requirements in the Building Technical Design have been fulfilled and have been assessed/evaluated.
90. Ratification of the Building Technical Design Document is a legal statement in the form of the affixing of the signature of the authorized official and the official stamp/seal stating the eligibility of the document concerned in written approval for the fulfillment of all requirements in the Building Technical Design.
91. Implementation Document is the Building Technical Design Document that has been approved and ratified, including working drawings (shop drawings) that are part of the Work Contract Document.
92. Completeness Inspection is the inspection of the Implementation Document of the work by verifying the presence or absence of completeness of documents based on the standards of the planning product and the requirements for its implementation.
93. Accuracy Inspection is the inspection of the Implementation Document of the work based on the accuracy of design drawings, calculations, and conformity with field conditions.
94. Constructability is the condition describing whether certain parts and/or the entire parts of the Building, as designed in the technical plans, can be implemented according to field conditions.

95. Building Safety is the condition of the Building's ability to support loads, prevent and mitigate fire hazards, lightning hazards, electrical hazards, and explosive materials hazards, which meets the Technical Requirements by the Building's performance.
96. Building Health is the condition of ventilation systems, lighting, sanitation, and the use of building materials, which meets the Technical Requirements by the Building's performance.
97. Building Comfort is the condition of spatial movement comfort and inter-space relations in the Building, comfort of air conditions inside the Building, comfort of visual appearance of the Building, comfort with respect to vibration levels and noise levels in the Building, which meets the Technical Requirements by the Building's performance.
98. Building Accessibility is the condition of access to, from, and within the Building and the completeness of the Building's Infrastructure and Facilities in the Building Utilization, which meets the Technical Requirements by the Building's performance.
99. Building Failure is the Building's performance in the stage of Building Utilization that is not functioning, whether in whole or in part, in terms of technical aspects, utility, occupational safety, occupational health, and/or public safety.
100. Building Reliability is the condition of the Building meeting the requirements for Building Safety, Building Health, Building Comfort, and Building Accessibility, in accordance with the needs of the designated Building Function.
101. Building Functional Feasibility is the condition of the Building meeting the Administrative Requirements and Technical Requirements, in accordance with the designated Building Function.
102. Setback Line is the line determining the minimum free distance from the outermost plane of a building mass to the boundary of the controlled land, the edge of a River/Coast, the distance between other building masses, planned channels, high-voltage power networks, gas pipelines, and so forth.
103. Building Setback Line is the minimum free distance from the outermost plane of a building mass to the boundary of the controlled land, the edge of a River/Coast, between other building masses, planned channels, high-voltage power networks, gas pipelines, and so forth.
104. Road Setback Line is the outer boundary line of protection for the construction of Buildings on the left and/or right side of a Road within the Road Supervision Area, which serves to maintain the Clear View Area for Road Users.
105. Road is all parts of the Road, including its complementary and supplementary structures, intended for general traffic, located on, above, or below the ground surface and/or water surface and above water, except railways and cableways.

106. River Setback Line is an imaginary line on the left and/or right side of the Riverbed established as the River protection boundary.
107. River is a natural and/or artificial watercourse or water container in the form of a water flow network along with the water within it, from upstream to downstream, bounded on the left and right by the Setback Line.
108. Lake is a natural water container and ecosystem, including natural ponds (situ) and similar water containers with local terminology.
109. Building Height is the distance between the intersection line of the roof surface with the outer facade of the Building and the floor surface of the lowest floor plan.
110. Building Distance is the shortest distance between Buildings measured between the surfaces of the Building floor plans.
111. Permanent Opening is a fixed opening in a wall to allow air circulation.
112. Soil Permeability is the soil's absorption capacity for rainwater.
113. Green Open Space, hereinafter abbreviated as RTH, is a linear/strip and/or clustered area whose use is predominantly open as a place for plant growth, whether growing naturally or intentionally planted.
114. Significant Impact is a fundamental change to an environment caused by a business and/or activity.
115. Environmental Carrying Capacity is the ability of the Environment to accommodate activities and all resulting effects/impacts within it, including but not limited to the capacity for water infiltration, availability of clean water, volume of generated waste, and transportation.
116. Administrative Documents are documents related to the fulfillment of the Administrative Requirements of a Building, which include the Building ownership documents, land ownership documents, and IMB documents.
117. Acceptance Certificate of Building Functions is a certificate issued by the Regional Government, except for Buildings with Special Functions which fall under the authority of the Central Government, to declare the Feasibility of a Building's Function, both administratively and technically, before the Building is Utilized.
118. Proof of Ownership of a Building is a letter of determination of Building Ownership Status issued based on the results of Building Data Collection/Registration activities, issued by the agency appointed in accordance with the laws and regulations.
119. Environmental Impact Analysis, hereinafter abbreviated as Amdal, is a study of the Significant Impact of a planned business and/or activity on the environment, which is required for the decision-making process regarding the implementation of the business and/or activity.

120. Environmental Management Efforts and Environmental Monitoring Efforts, hereinafter abbreviated as UKL-UPL, are the management and monitoring of businesses and/or activities that do not have a Significant Impact on the environment, which are required for the decision-making process regarding the implementation of the business and/or activity.
121. Wastewater is all water originating from household process discharges (domestic waste) and industrial process discharges (industrial waste).
122. Sullage is all water mixed with kitchen waste, bathroom waste, toilet waste, and other disposal facilities waste.
123. Waste is the residue of daily human activities and/or natural processes in solid form.
124. Vibration is the oscillatory motion of a mass through an equilibrium state with respect to a reference point.
125. Noise Level is the measure of sound energy expressed in decibels (dB).
126. Noise is unwanted sound from a business and/or activity, at levels and durations that may cause disturbance to human health and environmental comfort.
127. Compartmentation is an effort to prevent the spread of fire by limiting it with fire-resistant walls, floors, columns, and/or beams for a duration appropriate to the Building's Class.
128. Fire Hose is a rolled hose equipped with a nozzle to discharge pressurized water.
129. Sprinkler is a water discharge device for fire extinguishing, with a deflector-shaped cover at the end of its nozzle, so that water can be sprayed evenly in all directions.
130. Fire Hazard is the hazard caused by the potential threat and the degree of exposure to flame radiation from the initial outbreak of fire until the spread of fire, smoke, and resulting gases.
131. Fire Protection System in Buildings and the Environment, hereinafter referred to as Fire Protection System, is a system consisting of equipment, devices, and facilities, both installed and constructed in the Building, used for the purpose of active protection systems, passive protection systems, and management measures in order to protect the Building and its Environment against Fire Hazards.
132. Passive Fire Protection System is a Fire Protection System formed or constructed through the regulation of material use and Building Structure components, compartmentation or separation of Buildings based on their fire-resistance level, and protection of openings.

133. Active Fire Protection System is a Fire Protection System that is complete, consisting of fire detection systems, both manual and automatic, water-based fire extinguishing systems such as sprinklers, standpipes, and fire hoses, and chemical-based fire extinguishing systems such as portable fire extinguishers (APAR) and special extinguishers.
134. Cultural Heritage is tangible cultural heritage in the form of Cultural Heritage Objects, Cultural Heritage Buildings, Cultural Heritage Structures, Cultural Heritage Sites, and Cultural Heritage Areas, on land and/or in water, which must be preserved due to their significant value for history, science, education, religion, and/or culture, through a designation process.
135. Cultural Heritage Object is a natural object and/or a man-made object, whether movable or immovable, in the form of a unit or group or its parts or remnants, which has a close relationship with culture and the history of human development.
136. Cultural Heritage Building is a constructed arrangement made from natural or man-made materials, to fulfill the need for walled and/or roofed space.
137. Cultural Heritage Structure is a constructed arrangement made from natural and/or man-made materials, to fulfill the need for activity space integrated with nature, facilities, and infrastructure, to accommodate human needs.
138. Cultural Heritage Site is a location on land and/or in water containing Cultural Heritage Objects, Cultural Heritage Buildings, and/or Cultural Heritage Structures, as a result of human activities or evidence of events in the past.
139. Cultural Heritage Area is a geographical spatial unit that has two or more Cultural Heritage Sites, located close to each other and/or exhibiting distinctive spatial characteristics.
140. Compensation is remuneration in the form of money and/or non-monetary means from the Government or Regional Government.
141. Incentive is support in the form of advocacy, assistance, or other non-financial forms, to encourage the Preservation of Cultural Heritage from the Government or Regional Government.
142. Community Role in the Implementation of Buildings, hereinafter referred to as Community Role, is various community activities representing the will and desire of the Community to monitor and maintain order, provide input, express opinions and considerations, and file Representative Lawsuits related to the Implementation of Buildings.
143. Building and Environmental Arrangement is the construction activity to plan, implement, improve, develop, or preserve Buildings and specific environments/areas, in accordance with the principles of Space Utilization and optimal control of Buildings and the Environment, consisting of the processes of Technical Planning and Construction Implementation, as well as the activities of Utilization, Preservation, and Demolition of Buildings and the Environment.

144. Public Hearing is a dialogue forum held to listen to and accommodate community aspirations, whether in the form of opinions, considerations, or proposals from the general public, as input for determining Government and/or Regional Government policies in the Implementation of Buildings.
145. Representative Lawsuit is a lawsuit related to the Implementation of Buildings filed by one or more persons representing a group to file a lawsuit for their own interests and simultaneously representing the interests of aggrieved parties, who have the same facts or legal basis as the group representative and its members.
146. Administrative Sanction is a sanction imposed by the Administrative Official upon Any Person who commits an administrative violation explicitly regulated under this Regional Regulation.
147. Criminal Sanction is a type of sanction of a punitive nature that is threatened or imposed for acts or perpetrators of criminal acts or offenses that may disrupt or endanger the public interest and the course of National development.

CHAPTER II PURPOSE AND OBJECTIVES

Article 2

- (1) The purpose of establishing this Regional Regulation is to regulate the Implementation of Buildings in the Region.
- (2) The objectives of establishing this Regional Regulation are to:
 - a. provide a legal basis ensuring legal certainty and order, both administratively and technically, for the Regional Government, Building Organizers, and the community in the Implementation of Buildings in the Region;
 - b. realize Buildings in the Region that meet the Administrative Requirements and Technical Requirements in accordance with the designated Function and Classification of the Building;
 - c. realize Buildings in the Region that are functional, reliable, efficient, and in a condition of Functional Feasibility, as well as compatible with the environmental, social, and cultural conditions of the community in the Region;
 - d. realize Buildings in the Region that can ensure Safety, Health, Comfort, and Accessibility for the Users/Occupants of the Building, the community, and the Environment; and
 - e. realize a prosperous and just society in the Region.

CHAPTER III SCOPE

Article 3

The scope of this Regional Regulation governs the following matters:

- a. Principles of Building Implementation;

- b. Functions and Classification of Buildings;
- c. Building Infrastructure;
- d. Building Requirements;
- e. Building Data Collection;
- f. Building Expert Team;
- g. Acceptance Certificate of Building Functions;
- h. Implementation of Buildings;
- i. Community Role;
- j. Guidance;
- k. Administrative Sanctions;
- l. Criminal Provisions;
- m. Transitional Provisions; and
- n. Closing Provisions.

CHAPTER IV PRINCIPLES OF BUILDING IMPLEMENTATION

Article 4

The Implementation of Buildings in the Region shall be carried out based on the principles of:

- a. Utility;
- b. Safety;
- c. Balance; and
- d. Harmony.

CHAPTER V FUNCTIONS AND CLASSIFICATION OF BUILDINGS

Part One

General

Article 5

- (1) The Function of a Building constitutes the determination of the fulfillment of the Technical Requirements of the Building, both in terms of Building and Environmental Arrangement and the Reliability of the Building.
- (2) The Function of a Building as referred to in paragraph (1) includes:
 - a. Residential Function;
 - b. Religious Function;
 - c. Commercial Function;
 - d. Social and Cultural Function; and
 - e. Special Function.

- (3) A Building may have more than one Function as referred to in paragraph (2).

Article 6

The Function of a Building as referred to in Article 5 shall be classified based on:

- a. Level of Complexity;
- b. Level of Permanency;
- c. Level of Fire Risk;
- d. Seismic Zoning;
- e. Location;
- f. Height; and/or
- g. Ownership.

Part Two

Designation of Building Functions and Classifications

Article 7

- (1) The Residential Function as referred to in Article 5 paragraph (2) letter a has the primary function as a place of human habitation, including:
 - a. Detached House;
 - b. Row House;
 - c. Multi-Storey Residential Building; and
 - d. Temporary Residential Building.
- (2) The Religious Function as referred to in Article 5 paragraph (2) letter b has the primary function as a place of worship, including:
 - a. Mosque Building, including Prayer Rooms (Mushola);
 - b. Church Building, including Chapels;
 - c. Temple (Pura) Building;
 - d. Monastery (Vihara) Building; and
 - e. Chinese Temple (Kelenteng) Building.
- (3) The Commercial Function as referred to in Article 5 paragraph (2) letter c has the primary function as a place for business activities, including:
 - a. Office Building;
 - b. Trade Building;
 - c. Industrial Building;
 - d. Hotel Building;
 - e. Tourism and Recreational Building;

- f. Terminal Building; and
 - g. Storage Building.
- (4) The Social and Cultural Function as referred to in Article 5 paragraph (2) letter d has the primary function as a place for social and cultural activities, including:
- a. Educational Service Building;
 - b. Health Service Building;
 - c. Cultural Building;
 - d. Laboratory Building; and
 - e. Public Service Building.
- (5) The Special Function as referred to in Article 5 paragraph (2) letter e has the primary function as a place for activities with a high level of National confidentiality or whose Implementation may endanger the surrounding community and/or has a high hazard risk, including:
- a. Building for Nuclear Reactor;
 - b. Defense and Security Installation; and
 - c. Other similar buildings in accordance with the laws and regulations.

Article 8

- (1) Classification based on Level of Complexity as referred to in Article 6 letter a includes:
- a. Simple Building;
 - b. Non-Simple Building; and
 - c. Special Building.
- (2) Classification based on Level of Permanency as referred to in Article 6 letter b includes:
- a. Permanent Building;
 - b. Semi-Permanent Building; and
 - c. Temporary/Emergency Building.
- (3) Classification based on Level of Fire Risk as referred to in Article 6 letter c includes:
- a. High Fire Risk Building;
 - b. Medium Fire Risk Building; and
 - c. Low Fire Risk Building.
- (4) Classification based on Seismic Zoning as referred to in Article 6 letter d shall follow the Seismic Zoning Levels stipulated by the authorized agency, including:
- a. Zone I / Minor;
 - b. Zone II / Minor;

- c. Zone III / Moderate;
 - d. Zone IV / Moderate;
 - e. Zone V / Strong; and
 - f. Zone VI / Strong.
- (5) Classification based on Location as referred to in Article 6 letter e includes:
- a. Building in Dense Location;
 - b. Building in Medium-Density Location; and
 - c. Building in Sparse Location.
- (6) Classification based on Height as referred to in Article 6 letter f includes:
- a. High-Rise Building;
 - b. Medium-Rise Building; and
 - c. Low-Rise Building.
- (7) Classification based on Ownership as referred to in Article 6 letter g includes:
- a. State-Owned Building;
 - b. Institution/Agency-Owned Building; and
 - c. Privately-Owned Building.

Article 9

- (1) The Functions and Classifications of a Building as referred to in Articles 7 and 8 must comply with the designated use of the location as stipulated in the RTRW, RDTRKP, and/or RTBL.
- (2) The Functions and Classifications of a Building as referred to in paragraph (1) shall be proposed by the Owner of the Building in the application for the IMB.
- (3) The Regional Government shall determine the Functions and Classifications of a Building as referred to in paragraph (2), except for Buildings with Special Functions which are under the authority of the Central Government, in the IMB based on the RTRW, RDTRKP, and/or RTBL.

Part Three

Change of Building Functions and/or Classifications

Article 10

- (1) The Functions and/or Classifications of a Building may be changed through a New IMB Application.

- (2) The change of Functions and/or Classifications of a Building as referred to in paragraph (1) shall be proposed by the Owner of the Building in the form of a Building Technical Design Plan in accordance with the designated use of the location as stipulated in the RTRW, RDTRKP, and/or RTBL.
- (3) The change of Functions and/or Classifications of a Building as referred to in paragraph (1) must be accompanied by the fulfillment of the Administrative Requirements and Technical Requirements of the Building.
- (4) The change of Functions and/or Classifications of a Building as referred to in paragraph (1) shall be determined by the Regional Government in the IMB, except for Buildings with Special Functions which are under the authority of the Central Government.

CHAPTER VI BUILDING INFRASTRUCTURE

Article 11

- (1) Building Infrastructure is a construction that stands alone and is not an accessory forming a single unit with a Building or a group of Buildings on a single plot/allotment.
- (2) Building Infrastructure as referred to in paragraph (1) includes:
 - a. Boundary/Retaining/Protective Structures, including:
 - 1. Fences; and
 - 2. Dikes/Retaining Walls.
 - b. Entrance Marker Structures, including:
 - 1. Gates (Gapura); and
 - 2. Entry Gates.
 - c. Pavement Structures, including:
 - 1. Roads;
 - 2. Ceremony Grounds; and
 - 3. Open Sports Fields.
 - d. Connecting Structures, including:
 - 1. Bridges; and
 - 2. Box Culverts.
 - e. Pools/Underground Reservoir Structures, including:
 - 1. Swimming Pools;
 - 2. Water Treatment Pools; and
 - 3. Underground Reservoirs.
 - f. Tower Structures, including:
 - 1. Antenna Towers;
 - 2. Reservoir Towers; and
 - 3. Chimneys.
 - g. Monument Structures, including Monuments; and
 - h. Billboard/Signboard Structures, including:
 - 1. Billboards; and

2. Signboards (Standalone or as Fence Walls).

- (3) In controlling the safety of Building Infrastructure as referred to in paragraph (1), the Regional Government may apply Technical Requirements as regulated in the relevant Technical Guidelines and Technical Standards through the issuance of an IMB.
- (4) Every Person, including government agencies, in the Implementation of Building Infrastructure as referred to in paragraph (1) shall comply with the provisions regarding IMB.

CHAPTER VII
BUILDING REQUIREMENTS

Part One
General

Article 12

Every Building must meet requirements consisting of:

- a. Administrative Requirements; and
- b. Technical Requirements,

in accordance with the Function and Classification of the Building and the laws and regulations.

Article 13

- (1) Exempted from the provisions referred to in Article 12, the Administrative Requirements and Technical Requirements of a Building, specifically for:
 - a. Traditional Buildings;
 - b. Semi-Permanent Buildings;
 - c. Temporary/Emergency Buildings; and
 - d. Buildings constructed in Disaster Areas,shall be determined by the Regional Government in accordance with local social and cultural conditions.
- (2) In determining the Administrative Requirements and Technical Requirements of a Traditional Building as referred to in paragraph (1) letter a, the following shall be considered:
 - a. land-use designation;
 - b. building density and height;
 - c. form of local traditional architecture;
 - d. environmental impact; and
 - e. safety and health requirements for Building Users/Occupants and their Environment.

- (3) In determining the Administrative Requirements and Technical Requirements of Semi-Permanent Buildings and Temporary/Emergency Buildings as referred to in paragraph (1) letters b and c, the following shall be considered:
 - a. permitted Building Functions;
 - b. safety and health for Building Users/Occupants and their Environment; and
 - c. maximum allowable period of Building Utilization.
- (4) In determining the Administrative Requirements and Technical Requirements of Buildings constructed in Disaster Areas as referred to in paragraph (1) letter d, the following shall be considered:
 - a. Building Function;
 - b. safety for Building Users/Occupants and Building Health; and
 - c. permitted Building permanency.
- (5) Further provisions regarding the Administrative Requirements and Technical Requirements of Buildings as referred to in paragraph (1) shall be regulated by a Mayor Regulation.

Part Two
Administrative Requirements for Buildings

Paragraph 1
General

Article 14

Administrative Requirements for Buildings as referred to in Article 12 letter a include:

- a. Status of Land Rights or Land-Use Permit from the Land Rights Holder or Landowner;
- b. Ownership Status of the Building; and
- c. IMB.

Paragraph 2
Status of Land Rights or Land-Use Permit from
the Land Rights Holder or Landowner

Article 15

- (1) Every Building must be constructed on land with a clear ownership status, either owned by oneself or owned by another party.
- (2) In the event a Building is constructed on land owned by another party as referred to in paragraph (1), the Building may only be constructed with a Land-Use Permit from the Land Rights Holder or Landowner, in the form of a Written Agreement between the Land Rights Holder or Landowner and the Building Owner.
- (3) The Written Agreement as referred to in paragraph (2) shall at least contain provisions regarding:

- a. the rights and obligations of the parties;
- b. land area;
- c. land location;
- d. land boundaries;
- e. Building Function; and
- f. period of land utilization.

Paragraph 3

Ownership Status of the Building

Article 16

- (1) Ownership Status of the Building as referred to in Article 14 letter b shall be evidenced by a Proof of Ownership of Building issued by the Regional Government, except for Buildings with Special Functions which fall under the authority of the Central Government, based on the results of Building Data Collection activities.
- (2) Building ownership as referred to in paragraph (1) may be transferred to another party.
- (3) In the event that the Building Owner is not the Landowner, the transfer of rights as referred to in paragraph (2) must obtain written approval from the Landowner.
- (4) Further provisions regarding Proof of Ownership of Building as referred to in paragraph (1) shall be regulated by a Mayor Regulation.

Paragraph 4

IMB

Article 17

- (1) Every Person intending to construct a Building must possess an IMB as referred to in Article 14 letter c.
- (2) The IMB as referred to in paragraph (1) shall be issued by the Regional Government, except for Buildings with Special Functions which fall under the authority of the Central Government, through the IMB Application process.
- (3) The Regional Government shall provide a City Plan Information Letter for the relevant location to any Person submitting an IMB Application as referred to in paragraphs (1) and (2).
- (4) The City Plan Information Letter as referred to in paragraph (3) constitutes the applicable provisions for the relevant location and contains:
 - a. permitted Building Functions for the relevant location;
 - b. maximum permissible Building height;
 - c. number of floors/levels below ground and permissible KTB;

- d. permissible Building Setback Line and minimum clearance;
 - e. maximum permissible KDB;
 - f. maximum permissible KLB;
 - g. minimum required KDH;
 - h. maximum permissible KTB; and
 - i. city utility networks.
- (5) The City Plan Information Letter as referred to in paragraphs (4) and (5) may also include special provisions applicable to the relevant location.
- (6) The City Plan Information Letter as referred to in paragraphs (4) and (5) shall be used as the basis for preparing the Building Technical Design Plan.

Article 18

- (1) Any Person submitting an IMB Application as referred to in Article 17 paragraphs (1) and (2) shall provide:
- a. proof of Status of Land Rights or proof of Land-Use Permit agreement as referred to in Article 15;
 - b. applicant's data for the IMB;
 - c. Building Technical Design Plan; and
 - d. results of the Amdal, for Buildings that may cause a Significant Impact on the Environment.
- (2) The IMB issuance process for Buildings that may cause a Significant Impact on the Environment as referred to in paragraph (1) letter d must obtain Technical Consideration from the Building Expert Team and consider public opinion.
- (3) IMB Applications as referred to in paragraph (1) that meet the Administrative Requirements and Technical Requirements of a Building shall be approved and ratified by the Mayor, except for Buildings with Special Functions which fall under the authority of the Central Government, in the form of an IMB.
- (4) The IMB as referred to in paragraph (3) is a prerequisite for obtaining public utility services of the city.
- (5) Further provisions regarding IMB shall be regulated in a separate Regional Regulation.

Part Three
Technical Requirements for Buildings
Paragraph 1
General

Article 19

- (1) Technical Requirements for Buildings as referred to in Article 12 letter b include:
 - a. Building Arrangement Requirements; and
 - b. Building Reliability Requirements.
- (2) Building Arrangement Requirements as referred to in paragraph (1) letter a include:
 - a. Requirements for Designation and Intensity of the Building;
 - b. Requirements for Building Architecture;
 - c. Requirements for Environmental Impact Control;
 - d. Requirements for Traffic Impact Control;
 - e. RTBL; and
 - f. Construction of Buildings Above and/or Below Land, Water, and/or Public Infrastructure and Facilities.
- (3) Building Reliability Requirements as referred to in paragraph (1) letter b include:
 - a. Requirements for Building Safety;
 - b. Requirements for Building Health;
 - c. Requirements for Building Comfort; and
 - d. Requirements for Building Accessibility.

Paragraph 2

Requirements for Designation and Intensity of the Building

Article 20

- (1) Designation requirements as referred to in Article 19 paragraph (2) letter a are the requirements for the designated use of the location in accordance with the RTRW, RDTRKP, and/or RTBL.
- (2) Every Building must have a Function in accordance with the location designation as referred to in paragraph (1) stipulated in the RTRW, RDTRKP, and/or RTBL.
- (3) Any Building constructed above and/or below land, water, and/or public infrastructure and/or facilities as referred to in Article 19 paragraph (2) letter f shall not interfere with:
 - a. environmental balance;
 - b. protective function of the area; and/or
 - c. function of the relevant public infrastructure and/or facilities.
- (4) In the event the Region has not established an RTRW, RDTRKP, and/or RTBL for the relevant location, the Regional Government may grant approval for the construction of a Building at such location for a temporary period.

- (5) If the RTRW, RDTRKP, and/or RTBL for the relevant location as referred to in paragraph (4) has been established, the Function of the existing Building shall be adjusted to the established provisions.
- (6) If there is a change to the RTRW, RDTRKP, and/or RTBL resulting in a change of the location's designation, then the Function of the Building that does not conform to the new location designation must be adjusted.
- (7) For losses arising from changes in location designation as referred to in paragraph (6), the Regional Government shall provide fair compensation to the Building Owner in accordance with the laws and regulations.

Article 21

Requirements for Building intensity as referred to in Article 19 paragraph (2) letter a include:

- a. Requirements for Building Density;
- b. Requirements for Building Height; and
- c. Requirements for Building Clearance, as determined for the relevant location.

Article 22

- (1) Any Building constructed shall not exceed the maximum density provisions as referred to in Article 21 letter a, as stipulated in the RTRW, RDTRKP, and/or RTBL.
- (2) The density requirement as referred to in paragraph (1) shall be determined in the form of a maximum KDB.
- (3) The determination of the KDB as referred to in paragraph (2) shall be based on:
 - a. the plot/allotment size;
 - b. land-use designation or land function; and
 - c. Environmental Carrying Capacity.
- (4) Further provisions regarding the procedures for determining and calculating the KDB shall be regulated by a Mayor Regulation.

Article 23

- (1) Any Building constructed shall not exceed the maximum height provisions as referred to in Article 21 letter b, as stipulated in the RTRW, RDTRKP, and/or RTBL.
- (2) The maximum height requirement as referred to in paragraph (1) shall be determined in the form of a KLB and/or a maximum number of floors.
- (3) The determination of the KLB and/or the maximum number of floors as referred to in paragraph (2) shall be based on:

- a. land-use designation;
 - b. location of the land;
 - c. Environmental Carrying Capacity;
 - d. safety; and
 - e. urban architectural considerations.
- (4) Further provisions regarding the procedures for determining and calculating the KLB and/or the maximum number of floors shall be regulated by a Mayor Regulation.

Article 24

- (1) Any Building constructed shall not violate the minimum building clearance provisions as referred to in Article 21 letter c, as stipulated in the RTRW, RDTRKP, and/or RTBL.
- (2) The building clearance provisions as referred to in paragraph (1) shall be determined in the form of:
 - a. Building Setback Line from the road centerline, riverbank, lakeshore, railway line, and/or high-voltage network; and
 - b. distance between the Building and the plot boundaries, distance between Buildings, and distance between the road centerline and the permitted yard fence at the relevant location, applicable per plot, per allotment, and/or per area.
- (3) The determination of the Building Setback Line from the road centerline, riverbank, lakeshore, railway line, and/or high-voltage network as referred to in paragraph (2) letter a shall be based on safety and health considerations.
- (4) The determination of the distance between the Building and the plot boundaries, the distance between Buildings, and the distance between the road centerline and the permitted yard fence at the relevant location, applicable per plot, per allotment, and/or per area as referred to in paragraph (2) letter b shall be based on safety, health, comfort, and accessibility considerations.
- (5) The determination of the clearance for Buildings or parts of Buildings constructed below ground level shall be based on the existing or planned public utility networks.
- (6) Further provisions regarding building clearance shall be regulated by a Mayor Regulation.

Paragraph 3 Architectural Requirements for Buildings

Article 25

The architectural requirements for Buildings as referred to in Article 19 paragraph (2) letter b shall include:

- a. requirements for the appearance of the Building;

- b. requirements for interior spatial planning;
- c. requirements for balance, harmony, and compatibility of the Building with its Environment; and
- d. considerations for balancing local socio-cultural values with the application of various architectural and engineering developments.

Article 26

- (1) The appearance of a Building as referred to in Article 25 letter a shall be designed with consideration to:
 - a. principles of form aesthetics;
 - b. architectural characteristics; and
 - c. the surrounding Environment.
- (2) The appearance of a Building as referred to in Article 25 letter a located within a Cultural Heritage Area shall be designed with consideration to the principles of Building Preservation.
- (3) The appearance of a Building as referred to in Article 25 letter a, which is constructed adjacent to a preserved Building, shall be designed with consideration to:
 - a. principles of form aesthetics; and
 - b. the architectural characteristics of the preserved Building.
- (4) The Regional Government may establish specific architectural principles for Buildings within a certain area after obtaining Technical Consideration from the Building Expert Team and considering public opinion.
- (5) Further provisions regarding the requirements for the appearance of Buildings shall be regulated by a Mayor Regulation.

Article 27

- (1) Interior spatial planning as referred to in Article 25 letter b shall take into account:
 - a. room function;
 - b. Building architecture; and
 - c. Building Reliability.
- (2) The consideration of room function as referred to in paragraph (1) letter a shall be manifested in the efficiency and effectiveness of the interior spatial layout.
- (3) The consideration of Building architecture as referred to in paragraph (1) letter b shall be manifested in the compliance of the interior spatial layout with the overall architectural principles of the Building.

- (4) The consideration of Building Reliability as referred to in paragraph (1) letter c shall be manifested in the fulfillment of safety, health, comfort, and accessibility requirements of the interior spatial layout.
- (5) Further provisions regarding the requirements for interior spatial planning shall be regulated by a Mayor Regulation.

Article 28

- (1) The balance, harmony, and compatibility of the Building with its Environment as referred to in Article 25 letter c shall consider the creation of exterior spaces and Green Open Spaces (RTH) that are balanced, harmonious, and compatible with their Environment.
- (2) The considerations for creating exterior spaces and RTH that are balanced, harmonious, and compatible with their Environment as referred to in paragraph (1) shall be manifested in the fulfillment of requirements for:
 - a. infiltration areas;
 - b. rescue access;
 - c. vehicle and pedestrian circulation; and
 - d. the provision of Infrastructure and Facilities outside the Building.
- (3) Further provisions regarding the requirements for the balance, harmony, and compatibility of the Building with its Environment shall be regulated by a Mayor Regulation.

Paragraph 4

Environmental Impact Control Requirements

Article 29

- (1) The application of environmental impact control requirements as referred to in Article 19 paragraph (2) letter c shall only apply to Buildings that may cause a Significant Impact on the Environment.
- (2) Any Building construction that may cause a Significant Impact on the Environment as referred to in paragraph (1) shall be preceded by the inclusion of an Environmental Impact Analysis (Amdal) in accordance with the laws and regulations on Environmental Protection and Management.
- (3) Further provisions regarding environmental impact control requirements for Buildings that may cause a Significant Impact on the Environment shall be regulated by a Mayor Regulation.

Paragraph 5

Traffic Impact Control Requirements

Article 30

- (1) The application of traffic impact control requirements as referred to in Article 19 paragraph (2) letter d shall only apply to Buildings that may cause disruption to traffic and road transport security, safety, order, and smoothness.
- (2) Any planned Building construction that may cause disruption to traffic and road transport security, safety, order, and smoothness as referred to in paragraph (1) must be accompanied by a Traffic Impact Analysis.
- (3) Further provisions regarding traffic impact control requirements for Buildings that may cause disruption to traffic and road transport security, safety, order, and smoothness shall be implemented in accordance with the laws and regulations.

Paragraph 6
RTBL

Article 31

- (1) The RTBL as referred to in Article 19 paragraph (2) letter e is the regulation of Building Arrangement requirements as a follow-up to the RTRW and/or RDTRKP, which is used in controlling Space Utilization of an area and as an area design guideline to achieve a unified character and sustainable quality of Buildings and the Environment.
- (2) The RTBL as referred to in paragraph (1) shall contain the main provisions on:
 - a. Building and Environmental program;
 - b. general plan and design guidelines;
 - c. investment plan; and
 - d. provisions for plan control and implementation control guidelines.
- (3) The RTBL as referred to in paragraph (2) shall be prepared by the Regional Government or based on partnerships between the Regional Government, the private sector, and/or the community, according to the level of issues in the relevant Environment/area.
- (4) The preparation of the RTBL as referred to in paragraph (2) shall be based on the pattern of Building and Environmental Arrangement, which includes improvement, redevelopment, new construction, and/or Preservation for:
 - a. built-up areas;
 - b. protected and preserved areas;
 - c. new areas with development potential; and/or
 - d. mixed-use areas.
- (5) The preparation of the RTBL as referred to in paragraph (2) shall be carried out after obtaining Technical Consideration from the Building Expert Team and considering public opinion.

- (6) The RTBL as referred to in paragraph (1) shall be stipulated by a Mayor Regulation.
- (7) Further provisions regarding the General Guidelines for the Preparation of the RTBL shall be implemented in accordance with the laws and regulations.

Paragraph 7
Construction of Buildings Above and/or
Below Ground, Water,
and/or Public Infrastructure/Facilities
Article 32

- (1) Buildings constructed above and/or below ground, water, or public infrastructure and facilities as referred to in Article 19 paragraph (2) letter f may apply for an IMB only after obtaining approval from the authorized party.
- (2) The construction of Buildings below ground that crosses public infrastructure and/or facilities as referred to in paragraph (1) must:
 - a. comply with the RTRW, RDTRKP, and/or RTBL;
 - b. not be for residential purposes;
 - c. not disrupt the function of the infrastructure and/or facilities located underground;
 - d. meet the Building Health requirements in accordance with the Building Function;
 - e. have special facilities for the safety and security of Building Users/Occupants; and
 - f. take into account the Environmental Carrying Capacity.
- (3) The construction of Buildings below and/or above water as referred to in paragraph (1) must:
 - a. comply with the RTRW, RDTRKP, and/or RTBL;
 - b. not disrupt environmental balance and the protective function of the area;
 - c. not cause changes to water currents that could damage the Environment;
 - d. not cause pollution; and
 - e. take into account safety, comfort, health, and accessibility factors for Building Users/Occupants.
- (4) The construction of Buildings above public infrastructure and/or facilities as referred to in paragraph (1) must:
 - a. comply with the RTRW, RDTRKP, and/or RTBL;
 - b. not disrupt the function of the infrastructure and/or facilities located beneath and/or around it;
 - c. maintain harmony of the Building with its Environment; and
 - d. meet the Building Safety and Health requirements in accordance with the Building Function.
- (5) The IMB for the construction of Buildings as referred to in paragraphs (2), (3), and (4), in addition to complying with the provisions referred to in Articles 17 and 18, must obtain Technical Consideration from the Building Expert Team and consider public opinion.

- (6) Further provisions regarding the construction of Buildings above and/or below ground, water, and/or public infrastructure and/or facilities shall be regulated by a Mayor Regulation.

Paragraph 8

Safety Requirements for Buildings

Article 33

The Safety Requirements for Buildings as referred to in Article 19 paragraph (3) letter a shall include:

- a. Requirements for the Building's capacity to support Load;
- b. Requirements for the Building's capacity to prevent and mitigate Fire Hazards;
- c. Requirements for the Building's capacity to prevent and mitigate Lightning Hazards;
- d. Requirements for the Building's capacity against Electrical Hazards; and
- e. Requirements for the Building's capacity against Explosive Material Hazards.

Article 34

- (1) Every Building shall have its structure designed to be strong, robust, and stable in supporting Load/combinations of Load as referred to in Article 33 letter a, and shall meet serviceability requirements during its planned service life, taking into consideration:
 - a. the Building Function;
 - b. location;
 - c. structural durability; and
 - d. feasibility of construction implementation.
- (2) The capacity to support Load as referred to in paragraph (1) shall be calculated against the effects of actions arising from loads that may occur during the service life of the Building Structure, whether Permanent Load or Temporary Load arising from earthquakes and/or wind.
- (3) In the structural design of Buildings against seismic effects as referred to in paragraph (2), all structural elements of the Building, whether part of the substructure or the superstructure, shall be calculated to withstand the design earthquake effects in accordance with the seismic zone.
- (4) The Building Structure shall be designed in detail so that under the maximum design loading condition, if failure occurs, the structure shall still allow Building Users/Occupants to evacuate safely.
- (5) Further provisions regarding structural requirements for Buildings shall be regulated by a Mayor Regulation.

Article 35

- (1) Every Building, except Single Detached Houses and Simple Row Houses, shall be protected against Fire Hazards as referred to in Article 33 letter b by means of:
 - a. Passive Protection Systems; and
 - b. Active Protection Systems.
- (2) The implementation of the Passive Protection System as referred to in paragraph (1) letter a shall be based on:
 - a. the Building Function and Classification;
 - b. level of fire risk;
 - c. room geometry;
 - d. installed Building materials; and/or
 - e. number and condition of Building Users/Occupants.
- (3) The implementation of the Active Protection System as referred to in paragraph (1) letter b shall be based on:
 - a. the Building Function and Classification;
 - b. level of fire risk;
 - c. Building area;
 - d. Building height;
 - e. Building volume; and/or
 - f. number and condition of Building Users/Occupants.
- (4) Every Building with a certain Function, Classification, area, number of floors, and/or number of Users/Occupants shall have a fire safety management unit.
- (5) Further provisions regarding the Building's capacity to prevent and mitigate Fire Hazards shall be regulated by a Mayor Regulation.

Article 36

- (1) Any Building which, due to its location, geographic characteristics, shape, height, and use, is at risk of Lightning Strikes as referred to in Article 33 letter c shall be equipped with a Lightning Protection System installation.
- (2) The Lightning Protection System installation as referred to in paragraph (1) shall be designed and installed to significantly reduce the risk of damage caused by Lightning Strikes to the Building and its protected equipment, as well as to protect the occupants inside.
- (3) Further provisions regarding the requirements for Lightning Protection System installations shall be regulated by a Mayor Regulation.

Article 37

- (1) Every Building equipped with an electrical installation, including its power source, shall be ensured to be safe from Electrical Hazards as referred to in Article 33 letter d, reliable, and environmentally friendly.
- (2) Further provisions regarding the requirements for the electrical system as referred to in paragraph (1) shall be regulated by a Mayor Regulation.

Article 38

- (1) Every Building for Public Use or a Building with a Special Function shall be equipped with an adequate security system installation to prevent threats to the safety of Building Users/Occupants and property due to Explosive Material Hazards as referred to in Article 33 letter e.
- (2) Further provisions regarding the procedures for planning, installing, and maintaining security system installations against Explosive Material Hazards as referred to in paragraph (1) shall be regulated by a Mayor Regulation.

Paragraph 9

Health Requirements for Buildings

Article 39

The health requirements for Buildings as referred to in Article 19 paragraph (3) letter b shall include:

- a. Requirements for Ventilation Systems;
- b. Requirements for Lighting Systems;
- c. Requirements for Sanitation Systems; and
- d. Requirements for the Use of Building Materials.

Article 40

- (1) To meet the ventilation system requirements as referred to in Article 39 letter a, every Building shall have:
 - a. a natural ventilation system; and/or
 - b. a mechanical/artificial ventilation system, in accordance with the Building Function.
- (2) Residential Buildings, Health Service Buildings, particularly patient rooms, Educational Buildings, particularly classrooms, and other Public Service Buildings shall have:
 - a. permanent openings;
 - b. grilles on doors and windows; and/or
 - c. permanent openings that can be opened,

for the purpose of natural ventilation systems as referred to in paragraph (1) letter a.

- (3) The natural ventilation system as referred to in paragraph (1) letter a shall meet the requirements for permanent openings, grilles on doors and windows, other openable facilities, and/or may originate from adjacent rooms to provide healthy air circulation.
- (4) A mechanical/artificial ventilation system as referred to in paragraph (1) letter b shall be provided if the natural ventilation system as referred to in paragraph (1) letter a cannot meet the requirements.
- (5) The implementation of natural ventilation and mechanical/artificial ventilation as referred to in paragraph (1) shall take into account energy-saving principles in Buildings.
- (6) Further provisions regarding the requirements for natural ventilation systems and mechanical/artificial ventilation systems in Buildings shall be regulated by a Mayor Regulation.

Article 41

- (1) To meet the lighting system requirements as referred to in Article 39 letter b, every Building shall have:
 - a. a natural lighting system; and/or
 - b. an artificial lighting system, including an emergency lighting system,in accordance with the Building Function.
- (2) Residential Buildings, Health Service Buildings, Educational Buildings, and Public Service Buildings shall have openings for natural lighting systems as referred to in paragraph (1) letter a.
- (3) The natural lighting system as referred to in paragraph (1) letter a shall be optimized and adjusted to:
 - a. the Building Function; and
 - b. the function of each room in the Building.
- (4) The artificial lighting system as referred to in paragraph (1) letter b shall be designed based on the required illumination level according to the function of the rooms in the Building, taking into account:
 - a. efficiency;
 - b. energy conservation; and
 - c. placement that does not cause glare or reflections.
- (5) The artificial lighting system used for emergency lighting as referred to in paragraph (1) letter b shall be installed in Buildings with Certain Functions, operate automatically, and provide adequate illumination for safe evacuation.

- (6) All artificial lighting systems as referred to in paragraph (1) letter b, except those required for emergency lighting systems, shall be equipped with manual and/or automatic controls and placed in locations that are easily accessible/readable by Building Users/Occupants.
- (7) Further provisions regarding the lighting system requirements in Buildings shall be regulated by a Mayor Regulation.

Article 42

To meet the sanitation system requirements as referred to in Article 39 letter c, every Building shall be equipped with:

- a. a clean water system;
- b. a wastewater and/or sewage disposal system;
- c. a waste collection and disposal system; and
- d. a rainwater drainage system.

Article 43

- (1) The clean water system as referred to in Article 42 letter a shall be designed and installed taking into account:
 - a. the clean water source; and
 - b. the clean water distribution system.
- (2) The clean water source as referred to in paragraph (1) letter a may be obtained from a subscription water source and/or other water sources that meet health requirements in accordance with laws and regulations.
- (3) The planning of the clean water distribution system as referred to in paragraph (1) letter b in Buildings shall meet the required minimum water discharge and pressure.
- (4) Further provisions regarding the clean water system requirements in Buildings shall be regulated by a Mayor Regulation.

Article 44

- (1) The wastewater and/or sewage disposal system as referred to in Article 42 letter b shall be designed and installed taking into account:
 - a. the type of Wastewater and/or Sewage; and
 - b. the hazard level of the Wastewater and/or Sewage.
- (2) The consideration of the type of Wastewater and/or Sewage as referred to in paragraph (1) letter a shall be manifested in the selection of drainage/disposal systems and the use of necessary equipment.

- (3) The consideration of the hazard level of the Wastewater and/or Sewage as referred to in paragraph (1) letter b shall be manifested in the treatment and disposal systems.
- (4) Further provisions regarding the requirements for wastewater and/or sewage disposal systems in Buildings shall be regulated by a Mayor Regulation.

Article 45

- (1) The waste collection and disposal system as referred to in Article 42 letter c shall be designed and installed taking into account:
 - a. waste storage facilities;
 - b. types of waste.
- (2) The consideration of waste storage facilities as referred to in paragraph (1) letter a shall be manifested in the provision of waste storage facilities in each Building, calculated based on:
 - a. the Building Function;
 - b. the number of Users/Occupants in the Building; and
 - c. the volume of waste.
- (3) The consideration of types of waste as referred to in paragraph (1) letter b shall be manifested in the placement of containers and/or processing that does not harm the health of Building Users/Occupants, the community, and the Environment.
- (4) Further provisions regarding the requirements for waste collection and disposal systems in Buildings shall be regulated by a Mayor Regulation.

Article 46

- (1) The rainwater drainage system as referred to in Article 42 letter d shall be designed and installed taking into account:
 - a. groundwater level;
 - b. soil permeability; and
 - c. availability of environmental/city drainage networks.
- (2) Every Building and its yard shall be equipped with the rainwater drainage system as referred to in paragraph (1).
- (3) Except for certain areas, rainwater shall be infiltrated into the yard soil and/or channeled into infiltration wells before being discharged into the environmental/city drainage network as referred to in paragraph (1) letter c, in accordance with applicable regulations.
- (4) If an environmental/city drainage network as referred to in paragraph (1) letter c is not yet available or for other acceptable reasons, rainwater drainage shall be carried out by other methods approved by the competent authority.

- (5) The rainwater drainage system as referred to in paragraph (1) shall be maintained to prevent sedimentation and clogging of channels.
- (6) Further provisions regarding the requirements for rainwater drainage systems in Buildings shall be regulated by a Mayor Regulation.

Article 47

- (1) To meet the requirements for the use of Building Materials as referred to in Article 39 letter d, every Building shall use Building Materials that are:
 - a. safe for the health of Building Users/Occupants; and
 - b. not causing negative impacts on the Environment.
- (2) The use of Building Materials that are safe for the health of Building Users/Occupants as referred to in paragraph (1) letter a shall:
 - a. not contain substances that are hazardous/toxic to the health of Building Users/Occupants; and
 - b. be safe for Building Users/Occupants.
- (3) The use of Building Materials that do not cause negative impacts on the Environment as referred to in paragraph (1) letter b shall:
 - a. avoid glare and reflection effects for Users/Occupants of other Buildings, the community, and the surrounding Environment;
 - b. avoid increasing the temperature of the surrounding Environment;
 - c. consider energy conservation principles; and
 - d. create Buildings that are harmonious and in harmony with their Environment.
- (4) The utilization and use of local Building Materials shall be in accordance with needs and with due regard to environmental sustainability.
- (5) Further provisions regarding the procedures for the use of Building Materials as referred to in paragraphs (2), (3), and (4) shall be regulated by a Mayor Regulation.

Paragraph 10 Comfort Requirements for Buildings

Article 48

The Comfort Requirements for Buildings as referred to in Article 19 paragraph (3) letter c shall include:

- a. Comfort of movement space inside the Building;
- b. Comfort in the relationship between rooms inside the Building;
- c. Comfort of indoor air conditions within the Building;
- d. Comfort of views in the Building;

- e. Comfort in terms of vibration levels in the Building; and
- f. Comfort in terms of noise levels in the Building.

Article 49

- (1) To achieve comfort of movement space inside the Building as referred to in Article 48 letter a, the Building Organizer shall take into consideration:
 - a. the function of the space inside the Building;
 - b. the number of Users/Occupants in the Building;
 - c. furniture/equipment inside the Building;
 - d. accessibility of the space inside the Building; and
 - e. the Safety and Health Requirements of the Building.
- (2) Further provisions regarding the comfort requirements of movement space inside the Building as referred to in paragraph (1) shall be regulated by a Mayor Regulation.

Article 50

- (1) To achieve comfort in the relationship between rooms inside the Building as referred to in Article 48 letter b, the Building Organizer shall take into consideration:
 - a. the function of the space inside the Building;
 - b. accessibility of the space inside the Building;
 - c. the number of Users/Occupants in the Building;
 - d. furniture/equipment inside the Building;
 - e. horizontal and vertical circulation between rooms; and
 - f. the Safety and Health Requirements of the Building.
- (2) Further provisions regarding the comfort requirements of the relationship between rooms inside the Building as referred to in paragraph (1) shall be regulated by a Mayor Regulation.

Article 51

- (1) To achieve comfort in indoor air conditions within the Building as referred to in Article 48 letter c, the Building Organizer shall take into consideration the temperature and humidity of the air inside the rooms of the Building.
- (2) To achieve the desired level of temperature and humidity of the air inside the rooms of the Building as referred to in paragraph (1), air conditioning may be implemented, taking into consideration:
 - a. the Function of the Building/room;
 - b. the number of Users/Occupants;
 - c. location;

- d. volume of the room;
 - e. type of equipment;
 - f. use of Building Materials;
 - g. ease of maintenance and upkeep of the Building; and
 - h. principles of energy conservation and environmental sustainability.
- (3) Further provisions regarding the comfort requirements of indoor air conditions within the Building shall be regulated by a Mayor Regulation.

Article 52

- (1) To achieve comfort of views in the Building as referred to in Article 48 letter d, the Building Organizer shall take into consideration:
- a. comfort of views from inside the Building to the outside; and
 - b. comfort of views from outside the Building into certain rooms within the Building.
- (2) To achieve comfort of views from inside the Building to the outside as referred to in paragraph (1) letter a, the Building Organizer shall take into consideration:
- a. building mass composition;
 - b. opening design;
 - c. interior and exterior layout design of the Building;
 - d. exterior form design of the Building;
 - e. utilization of outdoor space potential of the Building;
 - f. provision of Green Open Space (RTH); and
 - g. prevention of glare and light reflection disturbances.
- (3) To achieve comfort of views from outside the Building into certain rooms within the Building as referred to in paragraph (1) letter b, the Building Organizer shall take into consideration:
- a. opening design;
 - b. interior and exterior layout design of the Building;
 - c. exterior form design of the Building; and
 - d. existence of other Buildings in the vicinity, whether existing or planned.
- (4) Further provisions regarding the comfort requirements of views in the Building shall be regulated by a Mayor Regulation.

Article 53

- (1) To achieve comfort in terms of vibration levels in the Building as referred to in Article 48 letter e, the Building Organizer shall take into consideration:

- a. type of activity;
 - b. use of equipment; and/or
 - c. other sources of vibration,
- whether located within or outside the Building.
- (2) Further provisions regarding the comfort requirements in terms of vibration levels in the Building as referred to in paragraph (1) shall be regulated by a Mayor Regulation.

Article 54

- (1) To achieve comfort in terms of noise levels in the Building as referred to in Article 48 letter f, the Building Organizer shall take into consideration:
- a. type of activity;
 - b. use of equipment; and/or
 - c. other sources of noise,
- whether located within or outside the Building.
- (2) Every Building and/or activity which, due to its Function, causes noise impacts on its Environment and/or on existing Buildings, shall minimize the noise generated to a permissible level.
- (3) Further provisions regarding the comfort requirements in terms of noise levels in the Building shall be regulated by a Mayor Regulation.

Paragraph 11 Accessibility Requirements for Buildings

Article 55

The Accessibility Requirements for Buildings as referred to in Article 19 paragraph (3) letter d shall include:

- a. Ease of access to, from, and within the Building; and
- b. Completeness of facilities and infrastructure in the utilization of the Building.

Article 56

- (1) Ease of access to, from, and within the Building as referred to in Article 55 letter a shall include the availability of facilities and accessibility that are easy, safe, and comfortable, including for Persons with Disabilities and the Elderly.
- (2) The provision of facilities and accessibility as referred to in paragraph (1) shall take into consideration:
- a. availability of horizontal circulation facilities between rooms within the Building;

- b. availability of vertical circulation facilities between floors within the Building; and
- c. availability of access/evacuation facilities, including for Persons with Disabilities and the Elderly.

Article 57

The completeness of facilities and infrastructure in the utilization of the Building as referred to in Article 55 letter b shall be adjusted to:

- a. the Function of the Building; and
- b. environmental requirements.

Article 58

- (1) Every Building shall meet the horizontal access requirements as referred to in Article 56 paragraph (2) letter a, in the form of the provision of:
 - a. Doors; and/or
 - b. Corridors,adequate for the proper operation of the Building Function.
- (2) The number, size, and type of Doors as referred to in paragraph (1) letter a in a room shall be considered based on:
 - a. room size;
 - b. room function; and
 - c. number of Users/Occupants.
- (3) The direction of door leaf openings as referred to in paragraph (1) letter a in a room shall be considered based on:
 - a. room function; and
 - b. safety aspects.
- (4) The dimensions of Corridors as referred to in paragraph (1) letter b as horizontal access between rooms shall be considered based on:
 - a. corridor function;
 - b. room function; and
 - c. number of Users/Occupants.
- (5) Further provisions regarding the procedures for planning Doors and/or Corridors shall be regulated by a Mayor Regulation.

Article 59

- (1) Every multi-storey Building shall provide adequate vertical circulation facilities between floors as referred to in Article 56 paragraph (2) letter b, in the form of:
 - a. Stairs;

- b. Ramps;
 - c. Lifts (Elevators);
 - d. Escalators; and/or
 - e. Moving Walkways (Travelators).
- (2) The number, dimensions, and construction of vertical circulation facilities between floors as referred to in paragraph (1) shall be based on:
- a. the Function of the Building;
 - b. the area of the Building;
 - c. the number of Users/Occupants; and
 - d. safety for the Building Users/Occupants.
- (3) Every Building with a height of more than five (5) floors shall provide a vertical circulation facility in the form of a Lift (Elevator) as referred to in paragraph (1) letter c.
- (4) The number, capacity, and specifications of Lifts (Elevators) as referred to in paragraph (3) as vertical circulation facilities in the Building shall be capable of providing optimal service for vertical circulation in the Building in accordance with the Function and number of Users/Occupants.
- (5) Every Building using a Lift (Elevator) as referred to in paragraph (1) letter c shall provide a Fire Lift (Elevator).
- (6) The Fire Lift (Elevator) as referred to in paragraph (5) may be in the form of:
- a. a special fire lift (elevator);
 - b. a regular passenger lift (elevator); or
 - c. a goods lift (elevator),
- which can be operated so that, in an emergency, it may be used specifically by firefighting personnel.
- (7) Further provisions regarding the procedures for planning, installing, and maintaining Lifts (Elevators) shall be regulated by a Mayor Regulation.

Article 60

- (1) Every Building, except Single Detached Houses and Simple Row Houses, shall provide evacuation facilities as referred to in Article 56 paragraph (2) letter c, consisting of:
- a. a hazard warning system for Building Users/Occupants;
 - b. emergency exits; and
 - c. evacuation routes,
- which shall ensure ease for Building Users/Occupants to evacuate safely from inside the Building in the event of a disaster or emergency.

- (2) The provision of a hazard warning system for Building Users/Occupants, emergency exits, and evacuation routes as referred to in paragraph (1) shall be adjusted to:
 - a. the Function and Classification of the Building;
 - b. the number and condition of Building Users/Occupants; and
 - c. the travel distance to a safe place.
- (3) Emergency exits and evacuation routes as referred to in paragraph (1) letters b and c shall be equipped with clear and easily readable directional signs.
- (4) Every Building with a certain Function, Classification, area, number of floors, and/or number of Users/Occupants shall have disaster or emergency management.
- (5) Further provisions regarding the procedures for planning access/evacuation facilities shall be regulated by a Mayor Regulation.

Article 61

- (1) Every Building, except Single Detached Houses and Simple Row Houses, shall provide the Facilities and Accessibility as referred to in Article 56 to ensure the realization of ease for Persons with Disabilities and the Elderly to enter and exit the Building, as well as to carry out activities inside the Building in an easy, safe, comfortable, and independent manner.
- (2) The Facilities and Accessibility as referred to in paragraph (1) shall include:
 - a. Toilets;
 - b. Parking areas;
 - c. Public telephones;
 - d. Guiding paths;
 - e. Signs and markings;
 - f. Doors;
 - g. Ramps;
 - h. Stairs; and
 - i. Lifts (Elevators),for Persons with Disabilities and the Elderly.
- (3) The provision of Facilities and Accessibility as referred to in paragraphs (1) and (2) shall be adjusted to:
 - a. the Function of the Building;
 - b. the Building area; and
 - c. the height of the Building.

- (4) Further provisions regarding the dimensions, construction, and number of Facilities and Accessibility for Persons with Disabilities and the Elderly shall be regulated by a Mayor Regulation.

Article 62

- (1) Every Building for Public Use shall provide complete facilities and infrastructure in the utilization of the Building as referred to in Article 55 letter b and Article 57, which shall include:
 - a. Prayer rooms;
 - b. Changing rooms;
 - c. Baby care rooms;
 - d. Toilets;
 - e. Parking areas;
 - f. Waste disposal facilities;
 - g. Communication and information facilities;
 - h. Evacuation areas; and
 - i. Designated smoking rooms,to provide convenience for Users/Occupants of the Building in conducting activities within the Building.
- (2) The provision of facilities and infrastructure in the utilization of the Building as referred to in paragraph (1) shall be adjusted to:
 - a. the Function of the Building;
 - b. the Building area; and
 - c. the number of Users/Occupants of the Building.
- (3) Further provisions regarding the requirements for the completeness of facilities and infrastructure in the utilization of the Building shall be regulated by a Mayor Regulation.

CHAPTER VIII BUILDING INVENTORY

Article 63

- (1) The Regional Government shall conduct the Building Inventory, except for Buildings with Special Functions which shall be coordinated with the Government, intended to:
 - a. serve administrative orderliness in the Construction and Utilization of Buildings;
 - b. provide legal certainty regarding the ownership status of the Building; and
 - c. serve as a Building information system in the Region.
- (2) The target of the Building Inventory as referred to in paragraph (1) shall be all Buildings located within the Region.

- (3) The Building Inventory process as referred to in paragraph (1) shall be carried out during:
 - a. the Construction Planning Stage (Pre-Construction);
 - b. the Construction Implementation Stage;
 - c. the Building Utilization Stage; and
 - d. the Building Demolition Stage.
- (4) The Building Owner shall be obliged to provide the necessary data required by the Regional Government in conducting the Building Inventory as referred to in paragraph (1).
- (5) The Building Inventory System shall be a computerized system that is integrated with all stages in the Implementation of Buildings.
- (6) Based on the Building Inventory as referred to in paragraph (1), the Regional Government shall register the Building for the purposes of the Building information system.
- (7) Further provisions regarding the Building Inventory shall be regulated by a Mayor Regulation.

CHAPTER IX EXPERT TEAM FOR BUILDINGS

Article 64

- (1) The Expert Team for Buildings shall be appointed by the Mayor, except for Buildings with Special Functions which shall be under the authority of the Government.
- (2) The term of office of the Expert Team for Buildings as referred to in paragraph (1) shall be one (1) year, except for the term of office of the Expert Team for Buildings with Special Functions which shall be under the authority of the Government.
- (3) Membership of the Expert Team for Buildings as referred to in paragraph (1) shall be ad hoc, independent, objective, and free from conflicts of interest.
- (4) Membership of the Expert Team for Buildings as referred to in paragraph (3) shall consist of representatives from:
 - a. Higher Education Institutions;
 - b. Professional Associations;
 - c. Expert Communities; and
 - d. Regional Government and/or Government Agencies,competent in providing Technical Considerations in the field of Buildings, which shall include the fields of:
 - a. building and urban architecture;
 - b. structural and construction engineering;
 - c. mechanical and electrical engineering;
 - d. landscaping;

- e. interior design;
 - f. occupational safety and health; and
 - g. other expertise as required in accordance with the Building Function.
- (5) Technical Considerations of the Expert Team for Buildings as referred to in paragraph (4) shall be in writing and shall not impede the licensing service process.
- (6) Technical Considerations of the Expert Team for Buildings as referred to in paragraph (5) shall be in the form of an objective assessment of the fulfillment of Technical Requirements for Buildings, taking into account the Building Classification, including considerations of economic, social, and cultural aspects.
- (7) Further provisions regarding the Expert Team for Buildings shall be regulated by a Mayor Regulation.

CHAPTER X ACCEPTANCE CERTIFICATE OF BUILDING FUNCTIONS

Article 65

- (1) The Regional Government shall issue an Acceptance Certificate of Building Functions for Buildings that have been completed and have met the requirements of Building Function Eligibility based on the results of the Building Function Eligibility inspection as a prerequisite for utilization.
- (2) The issuance of an Acceptance Certificate of Building Functions as referred to in paragraph (1) shall be carried out in accordance with the principles of excellent service and without charge.
- (3) The Acceptance Certificate of Building Functions as referred to in paragraph (1) shall be valid for:
- a. twenty (20) years, for Single Detached Houses and Row Houses; and
 - b. five (5) years, for other Buildings.
- (4) The Acceptance Certificate of Building Functions as referred to in paragraph (1) shall be granted based on the request of the Building Owner for all or part of the Building in accordance with the results of the Building Function Eligibility inspection.
- (5) Further provisions regarding the Acceptance Certificate of Building Functions shall be regulated by a Mayor Regulation.

CHAPTER XI IMPLEMENTATION OF BUILDINGS

Part One General

Article 66

The scope of the Implementation of Buildings shall regulate the following matters:

- a. Construction of Buildings;
- b. Utilization of Buildings;
- c. Preservation of Buildings; and
- d. Demolition of Buildings.

Part Two

Construction of Buildings

Paragraph 1

General

Article 67

- (1) The Construction of Buildings as referred to in Article 66 letter a shall be carried out through stages, which shall include:
 - a. Technical Planning of Buildings;
 - b. Construction Implementation of Buildings; and
 - c. Construction Supervision of Buildings.
- (2) The Construction of Buildings as referred to in paragraph (1) shall be carried out in an orderly administrative and technical manner to ensure the Reliability of Buildings without causing Significant Impacts on the Environment.
- (3) The Construction of Buildings as referred to in paragraph (1) shall follow applicable construction principles, measurable, functional, and procedural, taking into account a balance between local socio-cultural values and the development of architecture, science, and technology.

Paragraph 2

Technical Planning of Buildings

Article 68

- (1) The Technical Planning of Buildings as referred to in Article 67 paragraph (1) letter a shall be carried out by Providers of Technical Planning Services for Buildings holding certificates in accordance with statutory regulations.
- (2) The scope of services for Technical Planning of Buildings as referred to in paragraph (1) shall include:
 - a. preparation of planning concepts;
 - b. preliminary planning;
 - c. plan development;
 - d. detailed planning;
 - e. preparation of construction implementation documents;

- f. provision of explanations and evaluation of service procurement for implementation;
 - g. periodic supervision of the Building construction implementation; and
 - h. preparation of guidelines for the utilization of the Building.
- (3) The Technical Planning of Buildings as referred to in paragraph (1) shall be based on:
 - a. the Terms of Reference; and
 - b. the Work Agreement Document.
- (4) The Technical Planning of Buildings as referred to in paragraph (1) shall be compiled in a Technical Plan Document for the Building based on the Technical Requirements for Buildings in accordance with:
 - a. the Building location;
 - b. the Function of the Building; and
 - c. the Classification of the Building.
- (5) The Technical Plan Document for the Building as referred to in paragraph (4) shall include:
 - a. architectural technical plans;
 - b. structural and construction plans;
 - c. mechanical and electrical plans;
 - d. landscaping plans; and
 - e. interior layout plans,

in the form of design drawings, detailed implementation drawings, work plans, and administrative requirements, general and technical requirements, construction budget plans, and/or planning reports.
- (6) The procurement of Providers of Technical Planning Services for Buildings as referred to in paragraph (1) shall be conducted through:
 - a. Tender;
 - b. Direct Selection;
 - c. Direct Appointment; or
 - d. Competition.
- (7) The working relationship between Providers of Technical Planning Services for Buildings as referred to in paragraph (1) and the Building Owner shall be carried out based on a Work Agreement stipulated in a written contract in accordance with statutory regulations.

Article 69

- (1) The Technical Plan Documents for the Building as referred to in Article 68 paragraphs (4) and (5) shall be examined, assessed, approved, and ratified to obtain an IMB.
- (2) The examination of the Technical Plan Documents for the Building as referred to in paragraph (1) shall be carried out by considering the completeness of the documents in accordance with the Function and Classification of the Building.
- (3) The assessment of the Technical Plan Documents for the Building as referred to in paragraph (1) shall be conducted by evaluating the fulfillment of the Technical Requirements of the Building, taking into account the aspects of:
 - a. the location of the Building;
 - b. the Function of the Building; and
 - c. the Classification of the Building.
- (4) The assessment of the Technical Plan Documents for the Building as referred to in paragraph (1) shall obtain the Technical Considerations of the Expert Team for Buildings in the case of Buildings for Public Use.
- (5) The assessment of the Technical Plan Documents for the Building as referred to in paragraph (1) for Buildings that may cause Significant Impacts shall obtain the Technical Considerations of the Expert Team for Buildings and take into account the results of Public Hearings.
- (6) The assessment of the Technical Plan Documents for the Building as referred to in paragraph (1) for Buildings with Special Functions shall fall under the authority of the Government, in coordination with the Regional Government, and shall obtain the Technical Considerations of the Expert Team for Buildings as well as take into account the results of Public Hearings.
- (7) Approval of the Technical Plan Documents for the Building as referred to in paragraph (1) shall be granted for plans that have fulfilled the requirements in accordance with the assessment as referred to in paragraph (3) in the form of written approval by the authorized official.
- (8) Ratification of the Technical Plan Documents for the Building as referred to in paragraph (1) shall be carried out by the Regional Government, except for Buildings with Special Functions which fall under the authority of the Government, based on the Technical Plan of the Building and other supporting documents submitted by the Applicant.

Article 70

- (1) Technical Plan Documents for the Building that have been approved as referred to in Article 69 paragraphs (1) and (7) shall be subject to IMB fees, the amount of which shall be determined based on the Classification of the Building.
- (2) Technical Plan Documents for the Building as referred to in paragraph (1) for which the IMB fees have been paid shall be issued an IMB by the Mayor, except for Buildings with Special Functions which fall under the authority of the Government, after coordination with the Regional Government.

Paragraph 3 Implementation of Building Construction

Article 71

- (1) The Implementation of Building Construction as referred to in Article 67 paragraph (1) letter b shall commence after the Building Owner obtains an IMB.
- (2) The Implementation of Building Construction as referred to in paragraph (1) shall be based on the Technical Plan Documents for the Building that have been approved and ratified.
- (3) The Implementation of Building Construction as referred to in paragraph (1) shall consist of the construction of new Buildings, repair, addition, alteration, and/or restoration of Buildings and/or installations and/or equipment of the Building.

Article 72

- (1) The activities in the Implementation of Building Construction as referred to in Article 67 paragraph (1) letter b shall include:
 - a. examination of implementation documents;
 - b. site preparation;
 - c. construction activities;
 - d. final inspection of construction works; and
 - e. handover of final work results.
- (2) Examination of implementation documents as referred to in paragraph (1) letter a shall include verification of:
 - a. completeness;
 - b. accuracy; and
 - c. constructability,of all implementation documents.
- (3) Site preparation as referred to in paragraph (1) letter b shall include:
 - a. preparation of the implementation program;
 - b. mobilization of resources; and

- c. physical preparation of the site.
- (4) Construction activities as referred to in paragraph (1) letter c shall include:
 - a. execution of physical construction works on-site;
 - b. preparation of progress reports;
 - c. preparation of implementation drawings (shop drawings) and as-built drawings; and
 - d. activities during the construction maintenance period.
- (5) The final inspection of construction works as referred to in paragraph (1) letter d shall include the verification of the final results of the construction works of the Building against the conformity with the implementation documents.
- (6) The handover of the final results of the construction implementation as referred to in paragraph (1) letter e shall consist of a Building that is fit for function, including its infrastructure and facilities, accompanied by:
 - a. construction implementation documents;
 - b. as-built drawings;
 - c. operation and maintenance manuals for the Building;
 - d. mechanical and electrical equipment and facilities of the Building; and
 - e. work completion handover documents.
- (7) The Implementation of Building Construction as referred to in paragraph (1) shall apply the principles of Occupational Safety and Health (K3).

Paragraph 4
Construction Supervision of Buildings

Article 73

- (1) Construction Supervision of Buildings as referred to in Article 67 paragraph (1) letter c shall consist of:
 - a. supervision of the implementation of Building construction; or
 - b. construction management activities for Building construction.
- (2) Supervision of the implementation of Building construction as referred to in paragraph (1) letter a shall include:
 - a. cost supervision of Building construction;
 - b. quality supervision of Building construction; and
 - c. time supervision of Building construction,during the Implementation Stage of Building Construction and inspection of Building Function Eligibility.
- (3) Construction management activities for Building construction as referred to in paragraph (1) letter b shall include:

- a. cost control of Building construction;
 - b. quality control of Building construction; and
 - c. time control of Building construction,
- from the Technical Planning Stage through the Implementation Stage of Building Construction, including inspection of Building Function Eligibility.
- (4) Inspection of Building Function Eligibility as referred to in paragraphs (2) and (3) shall include:
- a. inspection of conformity with the Building Function;
 - b. requirements for Building Layout;
 - c. requirements for Building Safety;
 - d. requirements for Building Health;
 - e. requirements for Building Comfort; and
 - f. requirements for Building Accessibility,
- against the IMB that has been issued.
- (5) Further provisions regarding the procedures for the inspection of Building Function Eligibility as referred to in paragraph (4) shall be regulated by a Mayor Regulation.

Part Three
Utilization of Buildings

Paragraph 1
General

Article 74

- (1) Utilization of Buildings as referred to in Article 66 letter b shall be activities in utilizing a Building in accordance with the Building Function as stipulated in the IMB, including:
- a. Building Maintenance;
 - b. Building Upkeep; and
 - c. Periodic Inspection of Buildings.
- (2) Utilization of Buildings as referred to in paragraph (1) may only be carried out after the Building Owner has obtained an Acceptance Certificate of Building Functions.
- (3) Utilization of Buildings as referred to in paragraph (1) shall be carried out by the Building Owner or the User/Occupant of the Building in an orderly administrative and technical manner, to ensure the Building Function Eligibility without causing Significant Impacts on the Environment.
- (4) Building Owners of Buildings for Public Use must participate in insurance programs to cover potential Building Failure during the utilization of the Building.

Paragraph 2
Building Maintenance

Article 75

- (1) Building Maintenance as referred to in Article 74 paragraph (1) letter a shall be carried out by:
 - a. the Building Owner; and/or
 - b. the User/Occupant of the Building,and may engage Providers of Building Maintenance Services holding certificates in accordance with statutory regulations.
- (2) Building Maintenance activities as referred to in paragraph (1) shall include:
 - a. cleaning;
 - b. tidying;
 - c. inspection;
 - d. testing;
 - e. repair; and/or
 - f. replacement,of materials or equipment of the Building, as well as other similar activities based on the operation and maintenance manual of the Building as referred to in Article 72 paragraph (6) letter c.
- (3) The implementation of Building Maintenance activities as referred to in paragraph (2) shall apply the principles of Occupational Safety and Health (K3).
- (4) The results of Building Maintenance activities as referred to in paragraph (2) shall be documented in a Building Maintenance Report to be used as consideration for determining the extension of the Acceptance Certificate of Building Functions issued by the Regional Government.
- (5) In the event that Building Maintenance is carried out by a Provider of Building Maintenance Services as referred to in paragraph (1), the procurement of Building Maintenance Services shall be conducted through:
 - a. Tender;
 - b. Direct Selection; or
 - c. Direct Appointment.
- (6) The working relationship between the Provider of Building Maintenance Services and the Building Owner or the User/Occupant of the Building as referred to in paragraph (1) shall be carried out based on a Work Agreement set forth in a written contract in accordance with statutory regulations.
- (7) Further provisions regarding the procedures for Building Maintenance shall be regulated by a Mayor Regulation.

Paragraph 3
Building Upkeep

Article 76

- (1) Building Upkeep as referred to in Article 74 paragraph (1) letter b shall be carried out by:
 - a. the Building Owner; and/or
 - b. the User/Occupant of the Building,and may engage Providers of Building Upkeep Services holding certificates in accordance with statutory regulations.
- (2) Building Upkeep activities as referred to in paragraph (1) shall include:
 - a. repair; and/or
 - b. replacement,of parts of the Building, components, Building materials, and/or the infrastructure and facilities of the Building based on the Technical Plan Document for Building Upkeep.
- (3) The Technical Plan Document for Building Upkeep as referred to in paragraph (2) shall be prepared by the Provider of Building Upkeep Services by taking into account:
 - a. construction implementation documents; and
 - b. the level of damage to the Building.
- (4) Repairs and/or replacements in Building Upkeep activities as referred to in paragraph (2) involving moderate or severe damage shall be carried out after the Technical Plan Document for Building Upkeep has been approved by the Regional Government.
- (5) Approval of the Technical Plan Document for Building Upkeep as referred to in paragraph (4), specifically for:
 - a. Certain Buildings; and
 - b. Buildings with high technical complexity,shall be granted after obtaining the Technical Considerations of the Expert Team for Buildings.
- (6) The implementation of Building Upkeep activities as referred to in paragraph (2) shall apply the principles of Occupational Safety and Health (K3).
- (7) The Implementation of Building Construction in Building Upkeep activities as referred to in paragraph (2) shall follow the provisions as referred to in Articles 71, 72, and 73.
- (8) The results of Building Upkeep activities as referred to in paragraph (2) shall be documented in a Building Upkeep Report, to be used as consideration for determining the extension of the Acceptance Certificate of Building Functions issued by the Regional Government.

- (9) In the event that Building Upkeep is carried out by a Provider of Building Upkeep Services as referred to in paragraph (1), the procurement of Building Upkeep Services shall be conducted through:
 - a. Tender;
 - b. Direct Selection; or
 - c. Direct Appointment.
- (10) The working relationship between the Provider of Building Upkeep Services and the Building Owner or the User/Occupant of the Building as referred to in paragraph (1) shall be carried out based on a Work Agreement set forth in a written contract in accordance with statutory regulations.
- (11) Further provisions regarding the procedures for Building Upkeep shall be regulated by a Mayor Regulation.

Paragraph 4 Periodic Inspection of Buildings

Article 77

- (1) Periodic Inspection of Buildings as referred to in Article 74 paragraph (1) letter c shall be carried out by:
 - a. the Building Owner; and/or
 - b. the User/Occupant of the Building,and may engage Providers of Technical Assessment Services for Buildings holding certificates in accordance with statutory regulations.
- (2) Periodic Inspection of Buildings as referred to in paragraph (1) shall be conducted for all or part of the Building, components, Building materials, and/or the infrastructure and facilities of the Building, for the purpose of:
 - a. Building Maintenance; and
 - b. Building Upkeep,in order to obtain an extension of the Acceptance Certificate of Building Functions.
- (3) Periodic Inspection of Buildings as referred to in paragraph (2) shall be recorded in the form of a report.
- (4) In the event that the Periodic Inspection of Buildings uses a Provider of Technical Assessment Services for Buildings as referred to in paragraph (1), the procurement of such services shall be carried out through:
 - a. Tender;
 - b. Direct Selection; or
 - c. Direct Appointment.

- (5) The scope of services for the Provider of Technical Assessment Services for Buildings as referred to in paragraph (1) shall include:
 - a. examination of administrative documents, implementation, Maintenance, and Upkeep of Buildings;
 - b. inspection of the Building's condition in relation to the fulfillment of the Technical Requirements for Buildings, including testing of the Building's Reliability;
 - c. analysis and evaluation activities; and
 - d. preparation of reports.
- (6) The working relationship between the Provider of Technical Assessment Services for Buildings and the Building Owner or User/Occupant of the Building as referred to in paragraph (1) shall be carried out based on a Work Agreement set forth in a written contract in accordance with statutory regulations.
- (7) Technical Assessment of Buildings shall be carried out based on:
 - a. the Terms of Reference; and
 - b. the Work Agreement Document.
- (8) In the event that no Provider of Technical Assessment Services for Buildings as referred to in paragraph (1) is available, the Technical Assessment of Buildings shall be carried out by the Regional Government.
- (9) Further provisions regarding the Periodic Inspection of Buildings shall be regulated by a Mayor Regulation.

Paragraph 5

Extension of the Acceptance Certificate of Building Functions

Article 78

- (1) The extension of the Acceptance Certificate of Building Functions during the Building Utilization Period shall be issued by the Regional Government, for a period of:
 - a. 20 (twenty) years, for Detached Residential Houses and Row Houses; and
 - b. 5 (five) years, for other Buildings,based on the results of the inspection of Building Function Eligibility with regard to the fulfillment of the Technical Requirements for Buildings and the Building Function in accordance with the IMB.
- (2) The Building Owner and/or the User/Occupant of the Building shall submit an application for the extension of the Acceptance Certificate of Building Functions as referred to in paragraph (1) to the Regional Government no later than 60 (sixty) calendar days prior to the expiration of the Acceptance Certificate of Building Functions.
- (3) The Acceptance Certificate of Building Functions shall be granted based on the request of the Owner for all or part of the Building in accordance with the results of the inspection of Building Function Eligibility as referred to in paragraph (1).

- (4) The inspection of Building Function Eligibility as referred to in paragraphs (1) and (3) shall be conducted by a Provider of Technical Assessment Services for Buildings, except in the case of Detached Residential Houses and Row Houses, which shall be conducted by the Regional Government.
- (5) Further provisions regarding the extension of the Acceptance Certificate of Building Functions shall be regulated by a Mayor Regulation.

Paragraph 6
Supervision of Building Utilization

Article 79

- (1) Supervision of the Utilization of Buildings shall be conducted routinely by the Regional Government in accordance with statutory regulations, and may be conducted during:
 - a. the application for the extension of the Acceptance Certificate of Building Functions; and/or
 - b. upon receipt of a report from the public.
- (2) The Regional Government as referred to in paragraph (1) may conduct supervision of:
 - a. Buildings with indications of a change in Building Function; and/or
 - b. Buildings that pose a danger to the Environment.
- (3) Further provisions regarding the procedures for supervision of the Utilization of Buildings shall be regulated by a Mayor Regulation.

Part Four
Preservation of Buildings

Paragraph 1
General

Article 80

- (1) Protection and Preservation of Buildings as referred to in Article 66 letter c, including their surroundings, shall be carried out in an orderly administrative manner and shall ensure the Building Function Eligibility of the Building and its surroundings in accordance with statutory regulations.
- (2) Protection and Preservation as referred to in paragraph (1) shall include the activities of:
 - a. designating Buildings to be protected and preserved; and
 - b. utilizing protected and preserved Buildings,including upkeep and restoration as well as related supervision activities, which shall be carried out in accordance with preservation principles and by utilizing science and technology.

Paragraph 2

Designation of Protected and
Preserved Buildings

Article 81

- (1) To be designated as a Cultural Heritage Object that is protected and preserved, a Building and its surroundings must meet the following requirements:
 - a. be at least 50 (fifty) years old; or
 - b. represent an era or style of at least 50 (fifty) years, and be considered to have significant historical, scientific, and cultural value, including architectural and technological value.
- (2) The Owner, the community, the Regional Government, and/or the Government may propose a Building and its surroundings that meet the requirements as referred to in paragraph (1) to be protected and preserved.
- (3) Buildings and their surroundings proposed for designation as protected and preserved as referred to in paragraph (2) shall be processed in accordance with statutory regulations.
- (4) Buildings and their surroundings prior to being proposed for designation must have obtained the consideration of the Expert Team for Building Preservation and the results of Public Hearings.
- (5) Designation of Buildings and their surroundings as protected and preserved shall be carried out by the Mayor upon the proposal of the Head of the relevant Regional Apparatus Organization for Buildings and surroundings having the values referred to in paragraph (1) at a local or regional scale, except for:
 - a. Buildings and surroundings having the values referred to in paragraph (1) at a national or international scale, the designation of which shall be under the authority of the Government; and
 - b. Buildings and surroundings having the values referred to in paragraph (1) at a provincial scale or spanning across regencies/municipalities, the designation of which shall be under the authority of the Governor.
- (6) Designation of Buildings and their surroundings as protected and preserved as referred to in paragraph (5) may be reviewed periodically every 5 (five) years.
- (7) Buildings and their surroundings proposed for designation for protection and preservation by the Government, Regional Government, and/or the community must be with the knowledge of the Owner.
- (8) The decision on the designation of Buildings and their surroundings as protected and preserved as referred to in paragraph (7) shall be conveyed in writing to the Owner.

Article 82

- (1) The designation of Buildings and their surroundings as referred to in Article 81 shall be based on the classification level of Protection and Preservation of Buildings and their surroundings in accordance with historical, scientific, and cultural value, including architectural and technological value.
- (2) The classification level of Protection and Preservation of Buildings and their surroundings as referred to in paragraph (1) shall include:
 - a. Primary Classification;
 - b. Secondary Classification; and
 - c. Tertiary Classification.
- (3) Primary Classification as referred to in paragraph (2) letter a shall apply to Buildings and their surroundings whose original physical form must not be altered in any way.
- (4) Secondary Classification as referred to in paragraph (2) letter b shall apply to Buildings and their surroundings whose original physical exterior layout must not be altered in any way, while the interior layout may be partially altered without reducing the protection and preservation values.
- (5) Tertiary Classification as referred to in paragraph (2) letter c shall apply to Buildings and their surroundings whose original physical form may be partially altered, provided that:
 - a. the protection and preservation values are not diminished; and
 - b. the main parts of the Building are not removed.

Article 83

- (1) The Regional Government shall carry out:
 - a. identification; and
 - b. documentation,of Buildings and their surroundings that meet the requirements as referred to in Article 81.
- (2) Identification as referred to in paragraph (1) letter a shall include at a minimum:
 - a. the age of the Building;
 - b. ownership history;
 - c. usage history;
 - d. architectural value;
 - e. scientific and technological value; and
 - f. archaeological value.
- (3) Documentation as referred to in paragraph (1) letter b shall include at a minimum technical drawings and photographs of the Building and its surroundings.

Paragraph 3
Utilization of Protected and
Preserved Buildings

Article 84

- (1) Utilization of protected and preserved Buildings as referred to in Article 80 paragraph (2) letter b shall be carried out by the Building Owner and/or the User/Occupant of the Building in accordance with Preservation principles, the Classification of protected and preserved Buildings, and statutory regulations.
- (2) In the event that a Building and/or its surroundings designated as a Cultural Heritage Object will be utilized for the purposes of:
 - a. religion;
 - b. social activities;
 - c. tourism;
 - d. education;
 - e. science; and/or
 - f. culture,such Utilization shall comply with the provisions of the classification level of Protection and Preservation of the Building and its surroundings.
- (3) In the event that a Building and/or its surroundings designated as a Cultural Heritage Object will be transferred in ownership to another party, such transfer shall be carried out in accordance with statutory regulations.
- (4) Every Owner and/or User/Occupant of a preserved Building and/or its surroundings shall protect such Building and/or its surroundings in accordance with its classification.
- (5) Every Building and/or its surroundings designated for protection and preservation, the Owner may be granted incentives from the Government and/or the Regional Government in accordance with statutory regulations.

Article 85

- (1) The implementation of maintenance, upkeep, and periodic inspection of Buildings and their surroundings that are protected and/or preserved shall be carried out by:
 - a. the Building Owner; and/or
 - b. the User/Occupant of the Building,in accordance with the provisions as referred to in Articles 75, 76, and 77.
- (2) Specifically for the implementation of upkeep as referred to in paragraph (1), a Technical Plan for Building Preservation shall be prepared, taking into account the principles of protection and preservation, which shall include:

- a. authenticity of form;
- b. layout;
- c. structural system;
- d. use of building materials; and
- e. inherent values,

in accordance with the level of damage to the Building and the provisions of its classification.

Article 86

- (1) Restoration of Protected and Preserved Buildings shall be an activity to repair and restore the Building to its original form.
- (2) The implementation of Restoration of Protected and Preserved Buildings as referred to in paragraph (1), including their surroundings, shall be carried out in accordance with the provisions referred to in Articles 71, 72, and 73.
- (3) The implementation of Restoration as referred to in paragraph (2) shall take into consideration:
 - a. principles of Occupational Safety and Health (K3); and
 - b. principles of protection and preservation, which shall include:
 - 1. authenticity of form;
 - 2. layout and method of implementation;
 - 3. structural system;
 - 4. use of building materials; and
 - 5. historical, scientific, and cultural values, including architectural and technological values.

Part Five Demolition of Buildings

Paragraph 1 General

Article 87

- (1) Demolition of Buildings as referred to in Article 66 letter d shall be carried out in an orderly manner and with due regard to public safety and that of the surrounding environment.
- (2) Demolition of Buildings as referred to in paragraph (1) shall comply with:
 - a. a demolition order; or
 - b. demolition approval,issued by the Regional Government, except in the case of Buildings with Special Functions which fall under the authority of the Government.

- (3) Demolition of Buildings as referred to in paragraph (1) shall include activities of:
- a. designation of the Building for demolition;
 - b. execution of the demolition; and
 - c. supervision of the demolition execution,
- which shall be carried out in accordance with generally accepted building demolition practices and by utilizing science and technology.

Paragraph 2
Designation of Building Demolition

Article 88

- (1) The Regional Government shall identify Buildings to be designated for demolition as referred to in Article 87 paragraph (3) letter a, based on:
- a. inspection results; and/or
 - b. reports from the public.
- (2) Buildings that may be demolished as referred to in paragraph (1) shall include:
- a. Buildings that are unfit for use (not eligible for function) and can no longer be repaired;
 - b. Buildings whose utilization poses a danger to the Users/Occupants, the public, and/or the surrounding environment; and/or
 - c. Buildings without an IMB.
- (3) The Regional Government shall convey the identification results as referred to in paragraph (1) to:
- a. the Building Owner; and/or
 - b. the User/Occupant of the Building, to be designated for demolition.
- (4) Based on the identification results as referred to in paragraph (3), the Building Owner and/or the User/Occupant of the Building, except for single detached houses, specifically:
- a. core growing houses (Rumah Inti Tumbuh); and
 - b. healthy simple houses (Rumah Sederhana Sehat),
- shall be obliged to conduct a Technical Assessment of the Building and submit the results to the Regional Government, except for Buildings with Special Functions which are under the authority of the Government.

- (5) If, based on the Technical Assessment results as referred to in paragraph (4), the criteria as referred to in paragraph (2) letters a and b are met, the Regional Government shall designate the Building for demolition through the issuance of a Building Demolition Designation Letter.
- (6) For Buildings without an IMB as referred to in paragraph (2) letter c, the Regional Government shall designate the Building for demolition through the issuance of a Building Demolition Designation Letter.
- (7) The Building Demolition Designation Letter as referred to in paragraphs (5) and (6) shall contain:
 - a. the deadline for demolition;
 - b. demolition procedures; and
 - c. sanctions for any violation.
- (8) In the event that the Building Owner and/or User/Occupant fails to carry out the demolition within the time limit referred to in paragraph (7) letter a, the demolition shall be carried out by the Regional Government.
- (9) In carrying out the demolition as referred to in paragraph (8), the Regional Government may appoint a certified Provider of Building Demolition Services at the expense of the Building Owner, except for owners of residential houses who are unable to afford the demolition costs, in which case the costs shall be borne by the Regional Government.

Article 89

- (1) A Building Owner may request demolition by submitting a written notification to the Regional Government, except for Buildings with Special Functions which are under the authority of the Government, accompanied by the latest report of the Building's Periodic Inspection results.
- (2) If the Building Owner is not the Land Owner, the proposal for demolition as referred to in paragraph (1) must obtain written consent from the Land Owner.
- (3) The designation of a Building for demolition as referred to in paragraphs (1) and (2) shall be made through the issuance of a Building Demolition Designation Letter or a Building Demolition Approval Letter by the Mayor, except for Buildings with Special Functions which are under the authority of the Government.
- (4) The issuance of a Building Demolition Approval Letter as referred to in paragraph (3) shall not apply to residential houses.

Paragraph 3 Execution of Building Demolition

Article 90

- (1) The execution of demolition as referred to in Article 87 paragraph (3) letter b may be carried out by:
 - a. the Building Owner; and/or
 - b. the User/Occupant of the Building,and may engage a certified Provider of Building Demolition Services in accordance with statutory regulations.
- (2) Specifically, the execution of demolition using heavy equipment and/or explosives shall be carried out by the Provider of Building Demolition Services as referred to in paragraph (1).
- (3) If the Building Owner and/or the User/Occupant whose demolition is approved by a Building Demolition Approval Letter as referred to in Article 89 paragraph (3) fails to carry out the demolition within the specified time limit, the said approval letter shall be revoked.
- (4) Demolition whose execution may have a broad impact on public safety and the environment shall be carried out based on a Building Demolition Technical Plan prepared by a certified Technical Planning Service Provider in accordance with statutory regulations.
- (5) The Building Demolition Technical Plan as referred to in paragraph (4) must be approved by the Regional Government, except for Buildings with Special Functions under the authority of the Government, after obtaining technical consideration from the Building Expert Team.
- (6) If the execution of demolition has a broad impact on public safety and the environment, the Building Owner and the Government and/or the Regional Government shall conduct public outreach and provide written notification to the community around the Building prior to execution.
- (7) Execution of demolition shall adhere to the principles of Occupational Safety and Health (K3).

Paragraph 4

Supervision of Building Demolition Execution

Article 91

- (1) Supervision of the demolition execution as referred to in Article 87 paragraph (3) letter c shall be carried out by a certified Provider of Building Demolition Supervision Services in accordance with statutory regulations.
- (2) The results of the supervision as referred to in paragraph (1) shall be reported periodically to the Regional Government.
- (3) The Regional Government shall conduct periodic supervision of the conformity between the demolition execution reports and the Building Demolition Technical Plan.
- (4) Further provisions regarding supervision procedures as referred to in paragraph (3) shall be regulated by a Mayor Regulation.

CHAPTER XII
PUBLIC PARTICIPATION

Part One
General

Article 92

- (1) The public may participate in the Implementation of Buildings in the Region through various activities that reflect the will and desire of the community.
- (2) Such activities as referred to in paragraph (1) shall include:
 - a. conducting monitoring and maintaining order;
 - b. providing input for the preparation and/or improvement of regulations, Technical Guidelines, and/or Technical Standards in the field of Buildings;
 - c. expressing opinions and considerations; and/or
 - d. filing a Representative Lawsuit.

Part Two
Monitoring and Maintaining Order

Paragraph 1
General

Article 93

In the Implementation of Buildings in the Region, the Public may participate in:

- a. monitoring; and
- b. maintaining order,

as referred to in Article 92 paragraph (2) letter a, whether in the activities of Building Construction, Building Utilization, Building Preservation, or Building Demolition.

Paragraph 2
Monitoring

Article 94

- (1) Monitoring as referred to in Article 93 letter a shall be carried out objectively, responsibly, and without causing disturbance and/or loss to the Building Owner and/or User/Occupant of the Building, the Public, and the Environment.
- (2) Monitoring as referred to in paragraph (1) shall be conducted through:
 - a. observation;
 - b. submission of input;
 - c. proposals; and
 - d. complaints.

- (3) Monitoring as referred to in paragraph (1) may be conducted individually, in groups, by community organizations, or through the Building Expert Team.
- (4) Based on the monitoring, the Public shall report in writing to the Regional Government regarding:
 - a. indications of Buildings that are not eligible for function; and/or
 - b. Buildings whose Construction, Utilization, Preservation, and/or Demolition potentially cause disturbance and/or danger to the Users/Occupants, the public, and the surrounding Environment.
- (5) The Regional Government shall follow up on public monitoring reports as referred to in paragraph (4) by conducting research and evaluation, both administratively and technically, through field inspections, taking actions in accordance with statutory regulations, and delivering the results to the Public.
- (6) Further provisions regarding monitoring of Building Implementation in the Region involving Public Participation shall be regulated by a Mayor Regulation.

Paragraph 3 Maintaining Order

Article 95

- (1) The Public shall participate in maintaining order in Building Implementation as referred to in Article 93 letter b by preventing any act by themselves or by a group that could reduce the level of Building Reliability and/or disrupt Building Implementation and its Environment.
- (2) In implementing the provisions referred to in paragraph (1), the Public may report orally and/or in writing to the competent authority or to the relevant parties regarding such acts by any person.
- (3) The competent authority shall follow up on public reports as referred to in paragraph (2) by conducting research and evaluation, both administratively and technically, through field inspections, taking actions in accordance with statutory regulations, and delivering the results to the Public.
- (4) Further provisions regarding maintaining order in Building Implementation in the Region involving Public Participation shall be regulated by a Mayor Regulation.

Part Three Providing Input on the Formulation and/or Improvement of Regulations, Technical Guidelines, and/or Technical Standards in the Field of Buildings

Article 96

- (1) The Public may provide input on the formulation and/or improvement of regulations, Technical Guidelines, and/or Technical Standards in the field of Buildings as referred to in Article 92 paragraph (2) letter b to the Regional Government.
- (2) Public input as referred to in paragraph (1) may be submitted individually, in groups, by community organizations, or through the Building Expert Team, following the procedures and based on consideration of local social and cultural values.
- (3) Public input as referred to in paragraph (1) shall be taken into consideration by the Regional Government in the formulation and/or improvement of regulations, Technical Guidelines, and/or Technical Standards in the field of Buildings.
- (4) Further provisions regarding Public Participation in providing input on the formulation and/or improvement of regulations, Technical Guidelines, and/or Technical Standards in the field of Buildings shall be regulated by a Mayor Regulation.

Part Four

Submission of Opinions and Considerations

Article 97

- (1) The Public may submit opinions and considerations as referred to in Article 92 paragraph (2) letter c to the competent authority regarding:
 - a. preparation of RTBL;
 - b. preparation of the Technical Plan for Certain Buildings; and/or
 - c. activities in Building Implementation that have Significant Environmental Impact,so that the concerned Public may share in the ownership and responsibility in the Arrangement of Buildings and their Environment.
- (2) Public opinions and considerations as referred to in paragraph (1) may be submitted individually, in groups, by community organizations, or through the Building Expert Team, following procedures and taking into account local social and cultural values.
- (3) Public opinions and considerations on the Technical Plan for Certain Buildings and/or Building Implementation activities that have Significant Environmental Impact as referred to in paragraph (1) letters b and c may be submitted through the Building Expert Team as referred to in Article 64 or discussed in a Public Hearing facilitated by the Regional Government, except for Buildings with Special Functions which are under the authority of the Government through coordination with the Regional Government.
- (4) The results of the Public Hearing as referred to in paragraph (3) may be considered in the process of determining the technical plan by the Regional Government.

- (5) Further provisions regarding Public Participation in submitting opinions and considerations shall be regulated by a Mayor Regulation.

Part Five
Filing a Representative Lawsuit

Article 98

- (1) The Public may file a Representative Lawsuit as referred to in Article 92 paragraph (2) letter d to the Court in accordance with statutory regulations.
- (2) The Public entitled to file a Representative Lawsuit as referred to in paragraph (1) are:
- a. individuals or groups of persons harmed, representing the parties harmed due to Building Implementation that disrupts, harms, or endangers the public interest; or
 - b. individuals or groups of persons or community organizations, representing the parties harmed due to Building Implementation that disrupts, harms, or endangers the public interest.

CHAPTER XIII
GUIDANCE

Part One
General

Article 99

- (1) Guidance on Building Implementation in the Region shall be carried out by the Regional Government through:
- a. Regulation;
 - b. Empowerment; and
 - c. Supervision,
- so that Building Implementation in the Region can proceed in an orderly manner, achieve Building Reliability in accordance with the Building Function, and ensure legal certainty.
- (2) Guidance as carried out by the Regional Government as referred to in paragraph (1) shall be directed to Building Implementers.

Part Two
Regulation

Article 100

- (1) Regulation as referred to in Article 99 paragraph (1) letter a shall be carried out through:

- a. formulation of this Regional Regulation based on higher statutory regulations taking into account regional conditions; and
 - b. dissemination of statutory regulations, Technical Guidelines, Technical Instructions, and Technical Standards for Buildings, as well as their operationalization in the community.
- (2) Formulation of the Regional Regulation as referred to in paragraph (1) letter a may be carried out by taking into consideration the opinions of Building Implementers.
- (3) Dissemination of statutory regulations, Technical Guidelines, Technical Instructions, and Technical Standards for Buildings, as well as their operationalization in the community as referred to in paragraph (1) letter b, may be carried out jointly with the community concerned with Buildings.

Part Three Empowerment

Article 101

- (1) Empowerment as referred to in Article 99 paragraph (1) letter b shall be carried out for Building Implementers.
- (2) Empowerment for Building Implementers as referred to in paragraph (1) may be in the form of increasing awareness of rights, obligations, and roles in Building Implementation through activities such as:
- a. data collection;
 - b. dissemination;
 - c. information dissemination; and
 - d. training.
- (3) Empowerment for communities that are not yet able to meet the Technical Requirements of Buildings shall be carried out jointly with the community concerned with Buildings through activities such as:
- a. assistance in gradual Building Construction;
 - b. provision of model houses that meet the Technical Requirements of Buildings; and/or
 - c. assistance in the arrangement of healthy and harmonious Buildings and Environment.

Part Four Supervision

Article 102

- (1) Supervision as referred to in Article 99 paragraph (1) letter c shall be carried out on the implementation of this Regional Regulation, through the mechanism of:
- a. issuance of IMB;

- b. issuance of the Acceptance Certificate of Building Functions; and
 - c. issuance of the Building Demolition Designation Letter and the Building Demolition Approval Letter.
- (2) The Regional Government may involve Public Participation in supervising the implementation of statutory regulations in the field of Buildings.
- (3) Provisions regarding Public Participation as referred to in paragraph (2) shall be regulated by a Mayor Regulation.

CHAPTER XIV ADMINISTRATIVE SANCTIONS

Part One General

Article 103

- (1) A Building Owner and/or User/Occupant who violates the provisions stipulated in this Regional Regulation shall be subject to Administrative Sanctions in the form of:
- a. Written Warning;
 - b. Restriction of Construction Activities;
 - c. Temporary or Permanent Suspension of Construction Work;
 - d. Temporary or Permanent Suspension of Building Utilization;
 - e. Freezing of IMB;
 - f. Revocation of IMB;
 - g. Freezing of the Acceptance Certificate of Building Functions;
 - h. Revocation of the Acceptance Certificate of Building Functions; or
 - i. Demolition Order.
- (2) In addition to the Administrative Sanctions as referred to in paragraph (1), an Administrative Fine of up to 10% (ten percent) of the value of the Building under construction or already built may be imposed.
- (3) Payment of the Administrative Fine as referred to in paragraph (2) shall be carried out in accordance with statutory regulations.
- (4) Building Construction Service Providers who violate the provisions of this Regional Regulation shall be subject to sanctions in accordance with statutory regulations in the field of Construction Services.

Part Two At the Stage of Building Construction

Article 104

- (1) A Building Owner who:
- a. changes the Building Function and/or Classification without fulfilling the Administrative Requirements and Technical Requirements of the Building, as referred to in Article 10 paragraph (3);
 - b. constructs a Building whose Function does not conform to the designated location in the RTRW, RDTRKP, and/or RTBL, as referred to in Article 20 paragraph (2);
 - c. constructs a Building above and/or below ground, water, and/or public infrastructure and/or facilities, that interferes with:
 1. environmental balance;
 2. protective function of the area; and/or
 3. function of the relevant infrastructure and/or public facilities,as referred to in Article 20 paragraph (3);
 - d. constructs a Building exceeding the maximum building density stipulated in the RTRW, RDTRKP, and/or RTBL, as referred to in Article 22 paragraph (1);
 - e. constructs a Building exceeding the maximum building height stipulated in the RTRW, RDTRKP, and/or RTBL, as referred to in Article 23 paragraph (1);
 - f. constructs a Building in violation of the minimum setback distance stipulated in the RTRW, RDTRKP, and/or RTBL, as referred to in Article 24 paragraph (1);
 - g. carries out Building Construction not based on the approved and validated Building Technical Plan Document, as referred to in Article 71 paragraph (2);
 - h. carries out repairs and/or replacements in the Building Upkeep activities with moderate or severe damage before the Building Upkeep Technical Plan Document is approved by the Regional Government, as referred to in Article 76 paragraph (4);
 - i. carries out Restoration of Protected and Preserved Buildings, including their surroundings, not in accordance with the provisions stipulated in Articles 71, 72, and 73, as referred to in Article 86 paragraph (2),
- shall be subject to an Administrative Sanction in the form of a Written Warning.
- (2) A Building Owner who does not comply with the Administrative Sanction as referred to in paragraph (1) three times consecutively within a period of 7 (seven) calendar days each and still does not make corrections to the violations as referred to in paragraph (1), shall be subject to an Administrative Sanction in the form of Restriction of Construction Activities.

- (3) A Building Owner who has been subject to the Administrative Sanction as referred to in paragraph (2) for 14 (fourteen) calendar days and still does not make corrections to the violations as referred to in paragraph (1), shall be subject to Administrative Sanctions in the form of:
 - a. Temporary Suspension of Construction Work; and
 - b. Freezing of IMB.
- (4) A Building Owner who has been subject to the Administrative Sanction as referred to in paragraph (3) for 14 (fourteen) calendar days and still does not make corrections to the violations as referred to in paragraph (1), shall be subject to Administrative Sanctions in the form of:
 - a. Permanent Suspension of Construction Work;
 - b. Revocation of IMB; and
 - c. Demolition Order.
- (5) In the event that the Building Owner does not carry out the Demolition as referred to in paragraph (4) letter c within 30 (thirty) calendar days, the demolition shall be carried out by the Regional Government at the expense of the Building Owner.
- (6) If the demolition is carried out by the Regional Government as referred to in paragraph (5), the Building Owner shall also be subject to an Administrative Fine of up to 10% (ten percent) of the Total Value of the Building concerned.
- (7) The amount of the Administrative Fine as referred to in paragraph (6) shall be determined based on the severity of the violation, after obtaining consideration from the Building Expert Team.
- (8) Payment of the Administrative Fine as referred to in paragraph (6) shall be carried out in accordance with statutory regulations.

Article 105

- (1) A Building Owner who carries out Building Construction in violation of the provisions as referred to in Article 17 paragraph (1) shall be subject to an Administrative Sanction in the form of Temporary Suspension of Construction Work until the IMB is obtained.
- (2) A Building Owner who does not possess an IMB shall be subject to an Administrative Sanction in the form of a Building Demolition Order.

Part Three

At the Stage of Building Utilization

Article 106

- (1) A Building Owner or User/Occupant of a Building who:
- a. changes the Building Function and/or Classification without fulfilling the Administrative Requirements and Technical Requirements of the Building, as referred to in Article 10 paragraph (3);
 - b. does not adjust the Building Function that no longer conforms to the new designated location, in the event of changes to the RTRW, RDTRKP, and/or RTBL resulting in changes to the designated location, as referred to in Article 20 paragraph (6);
 - c. carries out Building Utilization before obtaining the Acceptance Certificate of Building Functions, as referred to in Article 74 paragraph (2);
 - d. carries out Building Utilization in an administratively and technically non-compliant manner, in order to ensure the Feasibility of Building Functions without causing Significant Environmental Impact, as referred to in Article 74 paragraph (3);
 - e. does not participate in an insurance program against the possibility of Building Failure during the Building Utilization for Public Interest Buildings, as referred to in Article 74 paragraph (4);
 - f. does not carry out Building Maintenance activities, as referred to in Article 75 paragraph (1);
 - g. does not apply for the extension of the Acceptance Certificate of Building Functions to the Regional Government at the latest 60 (sixty) calendar days before the validity period of the Acceptance Certificate of Building Functions expires, as referred to in Article 78 paragraph (2);
 - h. utilizes a Building and/or its Environment that has been designated as a Cultural Heritage Object in a manner inconsistent with the provisions in the classification of the level of Protection and Preservation of the Building and its Environment, in cases where the Building and/or its Environment is to be used for the purposes of:
 - 1. religion;
 - 2. social affairs;
 - 3. tourism;
 - 4. education;
 - 5. science; and/or
 - 6. culture,as referred to in Article 84 paragraph (2);
 - i. does not protect a Building and/or its Environment that is preserved in accordance with its Classification, as referred to in Article 84 paragraph (4),

shall be subject to an Administrative Sanction in the form of a Written Warning.

- (2) A Building Owner or User/Occupant who does not comply with the Administrative Sanction as referred to in paragraph (1) three times consecutively within a period of 7 (seven) calendar days each, and does not make corrections to the violations as referred to in paragraph (1), shall be subject to Administrative Sanctions in the form of:
 - a. Temporary Suspension of Building Utilization; and
 - b. Freezing of the Acceptance Certificate of Building Functions.
- (3) A Building Owner or User/Occupant who has been subject to the Administrative Sanctions as referred to in paragraph (2) for 30 (thirty) calendar days and still does not make corrections to the violations as referred to in paragraph (1), shall be subject to Administrative Sanctions in the form of:
 - a. Permanent Suspension of Building Utilization; and
 - b. Revocation of the Acceptance Certificate of Building Functions.
- (4) A Building Owner or User/Occupant who is late in renewing the Acceptance Certificate of Building Functions until the expiry date of the Acceptance Certificate of Building Functions shall be subject to an Administrative Fine of 1% (one percent) of the Total Value of the Building concerned.
- (5) Payment of the Administrative Fine as referred to in paragraph (4) shall be carried out in accordance with statutory regulations.

CHAPTER XV CRIMINAL PROVISIONS

Article 107

Any Person who violates the obligations and/or prohibitions stipulated in this Regional Regulation shall be subject to criminal penalties in accordance with the provisions of statutory regulations.

CHAPTER XVI TRANSITIONAL PROVISIONS

Article 108

At the time this Regional Regulation comes into force, all statutory regulations that constitute implementing regulations of Regional Regulation of the City of Tasikmalaya Number 15 of 2004 concerning Building Arrangement (Regional Gazette of the City of Tasikmalaya of 2004 Number 46 Series E) shall remain valid insofar as they are not contrary to the provisions in this Regional Regulation and/or have not been replaced with new implementing regulations based on this Regional Regulation.

Article 109

At the time this Regional Regulation comes into force, every Building in the Region that was constructed prior to the enactment of this Regional Regulation shall be required to obtain an Acceptance Certificate of Building Functions no later than 5 (five) years from the promulgation of this Regional Regulation.

CHAPTER XVII
CLOSING PROVISIONS

Article 110

At the time this Regional Regulation comes into force, the Regional Regulation of the City of Tasikmalaya Number 15 of 2004 concerning Building Arrangement (Regional Gazette of the City of Tasikmalaya of 2004 Number 46 Series E) is hereby revoked and declared no longer in force.

Article 111

This Regional Regulation shall come into force on the date of its promulgation.

In order that everyone may be aware thereof, it is hereby ordered that the promulgation of this Regional Regulation be carried out by its placement in the Regional Gazette of the City of Tasikmalaya.

Enacted in Tasikmalaya
on 7 May 2013

MAYOR OF THE CITY OF TASIKMALAYA,

signed

H. BUDI BUDIMAN

Promulgated in Tasikmalaya
on 7 May 2013

REGIONAL SECRETARY OF THE CITY OF TASIKMALAYA,

signed

H. I. S. HIDPARAGRAPH

REGIONAL GAZETTE OF THE CITY OF TASIKMALAYA OF 2013 NUMBER 141

Disclaimer

This document is an unofficial English translation of the Indonesian language text of the legislation issued by the government of the Republic of Indonesia. This unofficial English translation is provided solely as a reference and for the convenience of English-speaking parties, and has been translated using artificial intelligence-assisted translation software. The Indonesian text is the only authoritative version. In the event of any conflict or discrepancy between the English and Indonesian versions, or in case of any ambiguity in the interpretation of the law, the original Indonesian version shall prevail.

EXPLANATION
ON
REGIONAL REGULATION OF THE CITY OF TASIKMALAYA
NUMBER 3 OF 2013
CONCERNING
BUILDINGS IN THE CITY OF TASIKMALAYA

I. GENERAL

A Building, as one of the physical manifestations resulting from Construction Works and Spatial Utilization, functioning as a place for human activities, whether for residential purposes, religious activities, business activities, social and cultural activities, or special activities, plays a very important role in supporting the realization of community welfare in the Region. Therefore, every Building Administration in the Region must be supervised and directed by the Regional Government together with the Community, for the continuity and improvement of the livelihood and living conditions of the community in the Region, as well as to realize Buildings in the Region that are functional, reliable, efficient, and have an Acceptance Certificate of Building Functions, in accordance with environmental, social, and cultural conditions of the community in the Region.

Government Regulation Number 36 of 2005 concerning the Implementation Regulation of Law Number 28 of 2002 on Buildings has mandated the Regional Government to carry out Development Efforts in Building Administration in the Region, whether through Regulatory, Empowerment, or Supervisory activities, in accordance with the authority stipulated in the statutory regulations. Such Development Efforts are carried out toward Building Administrators, including Building Owners, Building Construction Service Providers, as well as Building Users/Occupants, including the Community that has an interest in Building Administration in the Region, with the intention that Building Administration in the Region can be conducted in an orderly manner, both administratively and technically, and to achieve Building Reliability in accordance with the required Building Function, as well as to ensure legal certainty.

Based on the mandate of such statutory regulations, the Regional Government carries out Regulatory activities as one of the Development Efforts in Building Administration in the Region through the preparation of Regional Legal Products of a Regulatory (Regeling) nature in the form of a Regional Regulation on Buildings, guided by the provisions stipulated in higher-level statutory regulations and taking into account the environmental, social, and cultural conditions of the community in the Region. This includes dissemination, socialization, and law enforcement of statutory regulations, Technical Guidelines, Technical Instructions, and Technical Standards of Buildings in the context of their operational implementation in the Region.

Law Enforcement efforts are an important part of protecting the interests of all parties to ensure justice and legal certainty in implementing their rights and obligations in Building Administration in the Region, while still being guided by statutory regulations.

The Community may be actively, positively, constructively, and synergistically involved in Building Administration in the Region, not only in the context of Building Construction and Building Utilization for personal interests, but also to enhance compliance with Building Requirements, both administrative and technical, and to ensure orderly Building Administration in general. The Regulatory efforts on Community Participation in this Regional Regulation are intended to encourage the achievement of orderly Building Administration in the Region, to realize Buildings that ensure safety, health, comfort, and convenience for Building Users/Occupants and the surrounding community, and are harmonious and compatible with their Environment.

II. ARTICLE BY ARTICLE

Article 1

Sufficiently clear.

Article 2

Sufficiently clear.

Article 3

Sufficiently clear.

Article 4

Letter a

What is meant by the “Principle of Utility” is the principle in Building Administration in the Region as the basis to ensure that Buildings in the Region are organized and realized in accordance with the predetermined Function and Classification of the Building, and serve as a venue for human activities that fulfill the values of equitable humanity, including aspects of propriety and decency.

Letter b

What is meant by the “Principle of Safety” is the principle in Building Administration in the Region as the basis to ensure that Buildings in the Region meet the requirements for Building Reliability to guarantee the safety of Building Owners and/or Building Users/Occupants, as well as the surrounding community and Environment, in addition to the Administrative Requirements for Buildings.

Letter c

What is meant by the “Principle of Balance” is the principle in Building Administration in the Region as the basis to ensure that the existence of Buildings in the Region is sustainable and does not disrupt the balance of ecosystems and the Environment surrounding the Building.

Letter d

What is meant by the “Principle of Harmony” is the principle in Building Administration in the Region as the basis to ensure that the administration of Buildings in the Region can achieve harmony and alignment between the Building and its surrounding Environment.

Article 5

Paragraph (1)

Sufficiently clear.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

What is meant by “more than one Function” is when one Building has a main combined function consisting of residential function, religious function, business function, social and cultural function, and/or special function.

Examples of Buildings with more than one Function include:

- a. Shop-House Buildings (Ruko);
- b. Home-Office Buildings (Rukan);
- c. Mall-Apartment-Office Buildings;
- d. Mall-Apartment Buildings; and
- e. Mall-Hotel Buildings.

Article 6

The Classification of Buildings is a further grouping of Building Functions so that in Building Construction and Building Utilization, the process can be more targeted, including in determining the Administrative and Technical Requirements of the Building that must be applied.

By determining the Function and Classification of the Building for Buildings to be constructed, the fulfillment of the Administrative and Technical Requirements of the Building can be more effective and efficient.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Letter d

Sufficiently clear.

Letter e

Sufficiently clear.

Letter f

Determination of Building Classification based on height is determined by the number of floors of the Building, as established by the Regional Government based on statutory regulations.

Letter g

Sufficiently clear.

Article 7

Paragraph (1)

Letter a

What is meant by “Detached House” is a Building with a Single Residential Function.

Letter b

What is meant by "Row House" is a Building with a Multiple Residential Function.

Letter c

What is meant by "Multi-storey Residential Building" is an Apartment.

Letter d

What is meant by "Temporary Residence" is a building with a residential function that is not permanently inhabited, including Dormitory Buildings, Motels, Hostels, and Guest Houses.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

What is meant by "place for carrying out business activities" also includes Buildings for Breeding/Cultivation.

Letter a

What is meant by "Office Building" also includes leased offices.

Letter b

What is meant by "Commercial Building" includes, among others, Stalls, Shops, Markets, and Malls.

Letter c

What is meant by "Industrial Building" includes, among others, Factory Buildings and Workshops.

Letter d

What is meant by "Hotel Building" includes, among others, Guesthouses, Inns, Hostels, Motels, and Hotels.

Letter e

What is meant by "Tourism and Recreation Building" includes, among others, Meeting Halls, Sports Facilities, Pavilions, Cinemas, and Performance Venues.

Letter f

What is meant by "Terminal Building" includes, among others, Land Transportation Terminals, Railway Stations, Airports, and Ports.

Letter g

What is meant by "Storage Building" includes, among others, Warehouses, Cold Storage Facilities, and Parking Facilities.

Paragraph (4)

Sufficiently clear.

Paragraph (5)

What is meant by "place for activities with a high level of national secrecy" includes, among others, the Presidential Palace of the Republic of Indonesia and the Embassy Buildings of the Republic of Indonesia.

Letter a

Sufficiently clear.

Letter b

What is meant by “Defense Installation” includes, among others, Fortifications and/or Defense Bases (Missile Installations), Naval Bases, Air Force Bases, and Ammunition Depots.

What is meant by “Security Installation” includes, among others, Forensic Laboratories.

Letter c

Sufficiently clear.

Article 8

Paragraph (1)

Letter a

What is meant by “Simple Building” is a Building with simple characteristics and having simple complexity and technology.

Letter b

What is meant by “Non-simple Building” is a Building with non-simple characteristics and having non-simple complexity and/or technology.

Letter c

What is meant by “Special Building” is a Building with specific usage and requirements, which in its planning and implementation requires special solutions and technology.

Paragraph (2)

Letter a

What is meant by “Permanent Building” is a Building which, due to its function, is planned to have a service life of more than 10 (ten) years.

Letter b

What is meant by “Semi-permanent Building” is a Building which, due to its function, is planned to have a service life of more than 5 (five) years and up to 10 (ten) years.

Letter c

What is meant by “Temporary/Emergency Building” is a Building which, due to its function, is planned to have a service life of up to 5 (five) years.

Paragraph (3)

Letter a

What is meant by “High Fire Risk Building” is a Building which, due to its function, and the design of the use of materials and components that constitute its structure, as well as the quantity and quality of materials contained within, has a very high and/or high level of combustibility.

Letter b

What is meant by “Moderate Fire Risk Building” is a Building which, due to its function, and the design of the use of materials and components that constitute its structure, as well as the quantity and quality of materials contained within, has a moderate level of combustibility.

Letter c

What is meant by “Low Fire Risk Building” is a Building which, due to its function, and the design of the use of materials and components that constitute its structure, as well as the quantity and quality of materials contained within, has a low level of combustibility.

Paragraph (4)

What is meant by “Earthquake Zoning” is the Earthquake Zoning in Indonesia based on the level of earthquake hazard risk, consisting of:

- a. Zone I/Minor;
- b. Zone II/Minor;
- c. Zone III/Moderate;
- d. Zone IV/Moderate;
- e. Zone V/Strong; and
- f. Zone VI/Strong,

or as stipulated in the applicable Technical Guidelines and Technical Standards.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Letter d

Sufficiently clear.

Letter e

Sufficiently clear.

Letter f

Sufficiently clear.

Paragraph (5)

Letter a

What is meant by “Building in a Dense Location” is a Building within a plot of land whose sides have no side setbacks from other buildings and/or the boundaries of the surrounding plot, and whose walls are used jointly. Dense locations are generally located in commercial areas and/or city centers.

Letter b

What is meant by “Building in a Medium-density Location” is a Building within a plot of land whose sides have moderate side setbacks from other buildings and/or the boundaries of the surrounding plot. Medium-density locations are generally located in residential areas.

Letter c

What is meant by “Building in a Sparse Location” is a Building within a plot of land whose sides have large side setbacks from other buildings and/or the boundaries of the surrounding plot. Sparse locations are generally located in suburban/outskirts areas or in areas functioning as water infiltration zones.

Paragraph (6)

Letter a

What is meant by “High-rise Building” is a Building with more than 8 (eight) floors.

Letter b

What is meant by “Mid-rise Building” is a Building with between 5 (five) and 8 (eight) floors.

Letter c

What is meant by “Low-rise Building” is a Building with up to 4 (four) floors.

Paragraph (7)

Letter a

What is meant by “State-owned Building” is a Building for official purposes which becomes or will become the property of the State and is constructed with funding sourced from:

- a. State Budget (APBN);
- b. Regional Budget (APBD); and/or
- c. Other sources of financing.

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Article 9

Paragraph (1)

Sufficiently clear.

Paragraph (2)

The proposed Function and Classification of the Building shall be stated in the IMB application.

In the event that the Building Owner is not the Landowner, the IMB application must include written approval from the Landowner.

The Function and Classification of the Building shall be proposed by the Building Owner in the form of a Technical Plan for the Building.

Paragraph (3)

In accordance with higher-level laws and regulations, the determination of the Function and Classification of a Building for Special Function Buildings is the authority of the Government.

Article 10

Paragraph (1)

What is meant by “change of Building Function” is, for example, a change from a residential building function to a commercial building function.

What is meant by “change of Building Classification” is, for example:

- a. A State-owned Building becoming a Building owned by a Business Entity; or
- b. A Semi-permanent Building becoming a Permanent Building.

What is meant by “change of Building Function and Classification” is, for example, a residential building with semi-permanent classification becoming a commercial building with permanent classification.

A change of Building Function (e.g., from residential to commercial) must be carried out through a new IMB process. Whereas a change of Building Classification within the same Building Function (e.g., from residential – semi-permanent to residential – permanent) may be carried out by revising (amending) the existing IMB.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

A change of Building Function and/or Classification will result in changes to the Administrative Requirements and Technical Requirements of the Building that must be fulfilled, such as:

- a. Administrative and Technical Requirements for a residential building with permanent classification are clearly different from those for a residential building with semi-permanent classification; or
- b. Administrative and Technical Requirements for a residential building with permanent classification are clearly different from those for a commercial building with permanent classification.

Paragraph (4)

In accordance with higher-level laws and regulations, the determination of a change in Building Function and/or Classification for Special Function Buildings is the authority of the Government.

Paragraph (5)

Sufficiently clear.

Article 11

Sufficiently clear.

Article 12

Sufficiently clear.

Article 13

Paragraph (1)

The Regional Government, together with the community, is obliged to organize:

- a. Traditional Buildings;
- b. Semi-permanent Buildings;
- c. Emergency/Temporary Buildings; and
- d. Buildings Constructed in Disaster Areas,

to ensure the safety, security, accessibility, as well as harmony and conformity of the Building with the existing architecture and environment surrounding it.

Letter a

What is meant by "Traditional Building" is a Building constructed based on customary/traditional rules of the community in accordance with its culture.

Letter b

What is meant by "Semi-permanent Building" is a Building used for its designated function with semi-permanent construction or which can be upgraded to permanent status.

Letter c

What is meant by "Emergency/Temporary Building" is a Building whose function is only for temporary use, with non-permanent construction or a short service life, such as Site Offices (Direksi Keet) and Temporary Shelter Kiosks.

Letter d

The Regional Government may designate an area as a disaster area and stipulate:

- a. a prohibition on construction for a specified or indefinite period, considering safety and security in the public interest; or
- b. special construction requirements if the area has been deemed no longer hazardous.

For Buildings damaged due to disaster, emergency repairs or the construction of Emergency/Temporary Buildings for urgent needs within a specified usage period are permitted, and the Regional Government may waive and/or relax the licensing requirements while still considering safety, security, and health aspects for humans.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

Sufficiently clear.

Paragraph (5)

Sufficiently clear.

Article 14

Sufficiently clear.

Article 15

Paragraph (1)

Land Rights refer to land rights as stipulated in laws and regulations in the Agrarian (Land) sector.

Proof of land ownership/control may be in the form of:

- a. Land Title Certificate;
- b. Deed of Sale and Purchase;
- c. Girik;
- d. Petuk; and/or
- e. Other proof of land ownership/control in accordance with laws and regulations in the Agrarian (Land) sector.

When submitting an IMB application, the Land Rights status must be accompanied by a clear drawing of the location of the land in question, showing the dimensions and boundaries of the parcel.

Paragraph (2)

Land Use Permit essentially constitutes an approval stated and set forth in a written agreement between the Holder of the Land Right or the Landowner and the Building Owner.

Paragraph (3)

The written agreement shall serve as a guideline and must be adhered to by both parties who made it (Pacta Sunt Servanda principle) in accordance with the laws and regulations governing contract law/obligations.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Letter d

Sufficiently clear.

Letter e

Sufficiently clear.

Letter f

Sufficiently clear.

Article 16

Paragraph (1)

In accordance with higher-level laws and regulations, the issuance of Proof of Ownership Certificates for Special Function Buildings is the authority of the Government.

Paragraph (2)

In the event of a transfer of Building Ownership Rights, the new holder of the Building Ownership Rights must comply with the provisions stipulated in the laws and regulations.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

Sufficiently clear.

Article 17

Paragraph (1)

An IMB (Izin Mendirikan Bangunan / Building Construction Permit) is an official document issued by the Regional Government certifying that the Building Owner may construct a Building in accordance with the designated Function and Classification, based on the Building Technical Plan approved by the Regional Government.

The IMB is the sole permit allowed in the implementation of Building Construction and serves as an instrument for controlling Building Implementation.

Paragraph (2)

The IMB issuance process must adhere to the principles of excellent service and applicable laws and regulations.

The IMB application is the initial process to obtain the permit. The Regional Government shall provide an informative IMB Application Form containing, among other things:

- a. Land Status:
 1. Privately owned land; or
 2. Land owned by another party.
- b. IMB Applicant / Building Owner Data:
 1. Name;
 2. Address;
 3. Place and date of birth;
 4. Occupation; and
 5. National Identity Card (KTP) Number;
- c. Location Data:
 1. Location/address;
 2. Boundaries;
 3. Area; and
 4. Ownership status.
- d. Planned Building Data:
 1. Function and Classification of the Building;
 2. Building area;
 3. Number of floors / building height;
 4. KDB (Building Coverage Ratio);
 5. KLB (Floor Area Ratio); and
 6. KDH (Green Area Ratio).

- e. Building Construction Service Provider Data:
 - 1. Name;
 - 2. Address; and
 - 3. Person in charge of the Building Design Service Provider,
- f. Planned construction schedule.
- g. Estimated construction cost.

In accordance with higher-level laws and regulations, the issuance of an IMB for Special Function Buildings is the authority of the Government.

Paragraph (3)

Before applying for an IMB, any person must obtain a City Planning Certificate (Surat Keterangan Rencana Kota) promptly and free of charge.

This certificate is issued by the Regional Government based on a location map of the site where the Building is to be constructed.

Paragraph (4)

Sufficiently clear.

Paragraph (5)

Special conditions applicable to a specific location, such as:

- a. Earthquake/tsunami-prone area;
- b. Landslide-prone area;
- c. Flood-prone area;
- d. Land contamination area (Brown Field Area);
- e. Conservation area; and/or
- f. Areas with designated architectural requirements.

Paragraph (6)

The requirements listed in the City Planning Certificate shall be used as a reference by the Building Owner in preparing the Building Technical Plan, in addition to other technical requirements according to the Building's Function and Classification.

Article 18

Paragraph (1)

Letter a

If the IMB Applicant is the Landowner, the attached documents shall include:

- a. Land ownership certificate, which may be in the form of Right to Build (Hak Guna Bangunan), Right to Cultivate (Hak Guna Usaha), Right of Management (Hak Pengelolaan), or Right of Use (Hak Pakai); or
- b. Other proof of ownership/control over the land.

For proof of ownership not in the form of a land ownership certificate, it is advisable to obtain an ownership/control statement from the competent authority.

If the IMB Applicant is not the Landowner, the application must include written approval from the Landowner allowing the Building Owner to construct the Building with an agreed-upon Building Function, as stipulated in a written Land Use Permit Agreement between the Landowner and the prospective Building Owner. This written agreement must be accompanied by a copy of the proof of land ownership/control.

Letter b

Building Owner data includes:

- a. Name;
- b. Address;
- c. Place and date of birth;
- d. Occupation; and
- e. National Identity Card (KTP) Number.

Letter c

The Building Technical Plan shall be prepared by a Building Design Service Provider in accordance with professional standards, or by a Traditional Expert (Ahli Adat) based on the City Planning Certificate for the respective location, and shall comply with the Administrative and Technical Requirements applicable to the designated Function and Classification of the Building.

The Building Technical Plan attached to the IMB application shall be in the form of a developed design for the Building, except for residential houses, where a preliminary building design is sufficient.

Letter d

An Environmental Impact Assessment (Amdal) is only required for Buildings that may have significant environmental impacts, in accordance with environmental laws and regulations.

If the significant impact can be mitigated technically, then an Environmental Management and Monitoring Effort (UKL-UPL) will suffice.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

IMB applications that meet the requirements shall be notified to the Applicant/Building Owner along with the amount of fees payable to obtain the IMB. For applications that do not meet the requirements, the Applicant/Building Owner shall also be notified to make corrections and/or complete the requirements.

The licensing process for Certain Buildings must obtain Technical Consideration from the Building Expert Team (Tim Ahli Bangunan Gedung) and go through a Public Hearing process.

The licensing process for Public Interest Buildings must obtain Technical Consideration from the Building Expert Team.

The licensing process for Special Function Buildings must obtain approval from the Government, Technical Consideration from the Building Expert Team, and go through a Public Hearing process.

In accordance with higher-level laws and regulations, the Government, in conducting examination, assessment, and approval in the context of issuing IMBs for Special Function Buildings, shall still coordinate with the Regional Government, including obtaining Technical Consideration from the Building Expert Team, Public Opinion, and determining the applicable IMB fees.

Paragraph (4)

The IMB is one of the main prerequisites that must be fulfilled by the Building Owner when applying to the relevant agency/company for public utility services, such as electricity connection, drinking water supply, and telephone network installation.

Paragraph (5)

Sufficiently clear.

Article 19

Sufficiently clear.

Article 20

Paragraph (1)

What is meant by "site allocation" is a provision in the RTRW (Rencana Tata Ruang Wilayah / Spatial Planning) regarding the type of Function or combination of Building Functions permitted to be constructed on a particular parcel/lot/block with a specific allocation.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

In granting approval for Building Construction, the Mayor must seek consideration from the Building Expert Team (Tim Ahli Bangunan Gedung).

The temporary period shall be determined taking into account the time needed to prepare and establish the RTRW. In cases where it is unclear when the RTRW will be prepared and established, the temporary period shall be set at a maximum of 10 (ten) years and may be extended every 10 (ten) years.

Paragraph (5)

When establishing the RTRW for the relevant location, the Regional Government must take into account any temporary IMB (Izin Mendirikan Bangunan / Building Construction Permit) already issued for that location.

A Building Function that does not conform to the RTRW, RDTRKP, and/or RTBL already established must be adjusted within a maximum period of 5 (five) years, except for Single Residential Houses (Rumah Tinggal Tunggal), which must be adjusted within a maximum period of 10 (ten) years from the date of notification of the RTRW enactment by the Regional Government to the Building Owner.

Paragraph (6)

A Building Function that does not conform to the site allocation due to changes in the RTRW, RDTRKP, and/or RTBL must be adjusted within a maximum period of 5 (five) years, except for Single Residential Houses, which must be adjusted within a maximum period of 10 (ten) years from the date of notification of the RTRW enactment by the Regional Government to the Building Owner.

Paragraph (7)

Sufficiently clear.

Article 21

What is meant by "Building Intensity" is the technical provision concerning, among others, the density and height of Buildings required in a specific location/area, which includes KDB (Building Coverage Ratio), KLB (Floor Area Ratio), and the number of building floors.

Letter a

Sufficiently clear.

Letter a

Sufficiently clear.

Letter a

Sufficiently clear.

Article 22

Paragraph (1)

Sufficiently clear.

Paragraph (2)

The determination of the KDB for an area comprising several parcels/lots may be based on the ratio of the total building area to the total area of the site, while still taking into account the intended use or function of the area and the Environmental Carrying Capacity.

The KDB is classified into 3 (three) levels:

- a. High KDB (more than 60% up to 100%);
- b. Medium KDB (30% up to 60%); and
- c. Low KDB (less than 30%).

For dense and/or city center areas, High and/or Medium KDB may be applied, while for sparse areas and/or water infiltration areas, Low KDB shall be applied.

Paragraph (3)

The determination of the KDB is intended to fulfill the following requirements:

- a. Reliability of the Building;
- b. Safety in the event of fire, flood, tidal waves, and/or tsunami;
- c. Health in terms of air circulation, lighting, and sanitation;
- d. Comfort in terms of view, noise, and vibration;
- e. Accessibility and evacuation access; and
- f. Harmony in terms of the city's visual appearance.

Its correlation with Building height is that the taller the Building, the greater the required open space. The determination of the KDB is also intended to:

- a. Ensure safety requirements, such as security considerations in the Presidential Palace area, where surrounding building heights may not exceed a certain limit; and
- b. Ensure aviation safety, so that Buildings constructed near airports must not exceed a certain height.

If a Landowner provides part of their land area for public purposes, such as for parks or other public infrastructure and facilities, the Landowner may be granted compensation or incentives by the Regional Government. Such compensation may take the form of Floor Area Ratio (KLB) relaxation (not KDB), while the incentive may be in the form of tax or retribution reductions.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

What is meant by "Environmental Carrying Capacity" is the environment's ability to accommodate activities and all resulting impacts within it, including:

- a. Water absorption capacity;
- b. Availability of clean water;
- c. Volume of waste generated; and
- d. Transportation.

Paragraph (4)

Sufficiently clear.

Article 23

Paragraph (1)

What is meant by "Building Height" is the maximum allowable height of a Building in a specific location.

Paragraph (2)

The determination of the KLB for an area comprising several parcels/lots may be based on the ratio of the total building area to the total area of the site, while still taking into account the intended use or function of the area and the Environmental Carrying Capacity.

The classification of Building Heights is as follows:

- a. Low-rise Building: up to 4 (four) floors;
- b. Mid-rise Building: between 5 (five) and 8 (eight) floors; and
- c. High-rise Building: more than 8 (eight) floors.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

Sufficiently clear.

Article 24

Paragraph (1)

What is meant by "Building Setback" is the area in front, to the left and right sides, and at the rear of the Building within a parcel that must remain free of structures.

When constructing, rehabilitating/renovating all or part of, and/or expanding a Building, the Building Owner must not encroach upon or exceed the minimum setback distances established in the City Planning Certificate for the parcel/lot/location/area concerned, based on the RTRW, RDTRKP, and/or RTBL.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

The outermost Building Setback Line along roads shall be calculated based on the width of the Road Reserve and the site allocation, measured from the boundary of the Road Reserve.

The outermost Building Setback Line along rivers and lakes shall be calculated based on river conditions, river location, and area function, measured from the riverbank. The determination of the Building Setback Line along rivers, also referred to as the River Setback Line, may be classified into:

- a. River Setback Line with levees in non-urban areas, measured from the outer toe of the levee;
- b. River Setback Line with levees in urban areas, measured from the outer toe of the levee;
- c. River Setback Line without levees in non-urban areas, determined section by section based on the size of the river and considering the catchment area size for the relevant section;
- d. River Setback Line without levees in urban areas, determined based on river depth; and
- e. River Setback Line in protected areas, determined based on the function of the protected area, the size of the river, and tidal influence from the sea on the river.

The outermost Building Setback Line along railway lines and high-voltage networks shall follow the provisions stipulated by the competent authority.

Safety considerations in determining Setback Lines include fire hazards, flood hazards, and/or traffic safety.

Health considerations in determining Setback Lines include air circulation, lighting, and sanitation..

Paragraph (4)

What is meant by "safety considerations" includes fire and/or flood hazards.

What is meant by "health considerations" includes air circulation, lighting, and sanitation.

What is meant by "comfort considerations" includes view, noise, and vibration.

What is meant by "accessibility considerations" includes:

- a. Accessibility and evacuation access;
- b. Harmony in terms of city's visual appearance; and
- c. The principle that the taller the Building, the greater the required setback.

Paragraph (5)

What is meant by "public utility networks located underground" includes, among others:

- a. Telephone networks;
- b. Electrical networks; and
- c. Gas networks,

that traverse or are planned to traverse the relevant parcel/lot/location/area.

Paragraph (6)

Sufficiently clear.

Article 25

The architectural requirements for Buildings are intended to promote the realization of Building and Environmental quality that reflects the community's identity, serves as an example for its surroundings, and can wisely accommodate the nation's noble cultural values.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Letter d

Sufficiently clear.

Article 26

Paragraph (1)

Considerations regarding the principles of aesthetic form, architectural characteristics, and the surrounding environment of the Building are intended to further enhance environmental quality, such as:

- a. through the harmonization of architectural values and styles;
- b. the use of materials;
- c. the color and texture of the Building's exterior; and
- d. the application of energy conservation in Buildings.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Paragraph (2)

Considerations for the principles of Building Preservation, which serve as the main basis for designating an area as a cultural heritage zone, include, for example, cultural heritage areas where the Buildings have Chinese, colonial, or Malay architecture.

Paragraph (3)

For example, Malay architectural areas or modern architectural areas.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Paragraph (4)

What is meant by "Building Expert Team" includes, among others, architectural experts, local traditional leaders, and cultural figures.

What is meant by "public opinion" refers particularly to the community residing in and around the relevant location/area, intended to participate in discussions, provide opinions, reach agreements, and implement them with awareness and a sense of ownership. Such public opinion is obtained through the Public Hearing process or Public Dialogue Forum.

Paragraph (5)

Sufficiently clear.

Article 27

Paragraph (1)

What is meant by "interior" includes the layout of rooms and the arrangement of interior spaces within the Building.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Paragraph (2)

What is meant by "interior space efficiency" is the ratio between effective space and circulation space, furniture arrangement, room dimensions in relation to the number of Users/Occupants, and other related aspects.

What is meant by "interior space effectiveness" is a layout that corresponds to its function, the activities conducted within it, the relationship between rooms, and other related aspects.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

Compliance with interior safety requirements is implemented through the use of building materials and means of egress.

Compliance with interior health requirements is implemented through:

- a. natural and/or artificial lighting arrangements;
- b. natural and/or mechanical ventilation; and
- c. the use of building materials.

Compliance with interior comfort requirements is implemented through room dimensions, circulation within the space, and the use of building materials.

Compliance with interior accessibility requirements is implemented through the provision of inter-room accessibility.

Paragraph (5)

Sufficiently clear.

Article 28

Paragraph (1)

The exterior space of a Building is provided to support the fulfillment of Building safety, health, comfort, and accessibility requirements, in addition to accommodating activities that support the Building's Function and providing green open spaces around the Building.

Green Open Space (RTH) is provided with consideration for existing natural elements on the site, such as lakes, rivers, and soil, and may serve ecological, social, economic, and aesthetic purposes.

Paragraph (2)

Letter a

What is meant by "water infiltration area requirements" relates to fulfilling the minimum KDH (Green Area Coefficient) requirements that must be provided.

Letter b

What is meant by "rescue access requirements for Buildings intended for Public Use" relates to providing access for rescue vehicles, such as fire trucks and ambulances, to enter the site of the relevant Building.

Letter c

Sufficiently clear.

Letter d

Sufficiently clear.

Paragraph (3)

Sufficiently clear.

Article 29

Paragraph (1)

Buildings that may cause Significant Environmental Impact are as referred to in the laws and regulations in the field of Environmental Protection and Management.

What is meant by "Significant Impact" is a fundamental change to an environment caused by a business and/or activity. Buildings that may cause a Significant Environmental Impact are those that may result in:

- a. changes in the physical and/or biological properties of the environment exceeding environmental quality standards based on laws and regulations;
- b. fundamental changes to environmental components exceeding criteria recognized on scientific grounds;
- c. the endangerment and/or extinction of rare, endemic, and/or protected species under laws and regulations, or the destruction of their natural habitats;
- d. damage or disturbance to protected areas, such as protected forests, nature reserves, national parks, and wildlife sanctuaries as stipulated under laws and regulations;
- e. destruction or loss of historically significant objects and Buildings;
- f. alteration of areas with high natural scenic value; and/or

- g. the emergence of conflict or controversy with the community and/or government agencies.

Paragraph (2)

If the Significant Environmental Impact can be resolved/managed through technology, it is sufficient to implement UKL-UPL in accordance with the laws and regulations.

Paragraph (3)

Sufficiently clear.

Article 30

In practice, Traffic Impact Analysis may be integrated with Environmental Impact Analysis (Amdal).

Paragraph (1)

Sufficiently clear.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

Sufficiently clear.

Article 31

Paragraph (1)

What is meant by "unity of character" refers to the functional, social, economic, and ecosystem aspects.

Paragraph (2)

Letter a

What is meant by "Building and Environmental Program" is a further elaboration of the designated land use for a specific period, which includes:

- a. Types of Buildings;
- b. Number of Buildings; and
- c. Size and area of Buildings,

as well as the need for Green Open Space (RTH), public facilities, social facilities, accessibility infrastructure, lighting facilities, and environmental sanitation facilities, either by arranging existing infrastructure and facilities or constructing new ones, for example, providing dining facilities for employees, and so forth.

Letter b

What is meant by "general plan and design guidelines" are provisions of Building and Environmental Planning, which include:

- a. Micro land use plan;
- b. Parcel plan;
- c. Site plan;
- d. Movement system plan;
- e. Environmental infrastructure and facilities plan;
- f. Environmental accessibility plan; and

- g. Visual form plan of the Buildings,
intended for all social strata concerned within the area.

The general plan and design guidelines are prepared in two-dimensional drawings, three-dimensional drawings, and/or three-dimensional scale models.

Letter c

What is meant by "investment plan" is the direction of the investment program for the Building and its Environment based on the Building and Environmental Program as well as the general plan and design guidelines, which includes:

- a. Short-Term Investment Program, namely from 1 (one) to 5 (five) years;
- b. Medium-Term Investment Program, namely from 5 (five) to 20 (twenty) years; and/or
- c. Long-Term Investment Program, namely at least 20 (twenty) years, accompanied by cost estimates for investment, both for the arrangement of existing Buildings and plans for new construction and development, as well as funding schemes.

Letter d

What is meant by "planning control provisions and implementation control guidelines" are the Building and Environmental Planning requirements established for the relevant area, licensing procedures, and the institution responsible for implementation control.

Paragraph (3)

In the event that private entities or the community wish to prepare an RTBL (Detailed Plan of Building and Environment) based on mutual agreement, it must still comply with the applicable requirements for the relevant area and obtain the approval of the Regional Government.

In cases where the management of a real estate area or industrial area is handled by a private business entity, such entity may prepare an RTBL for the relevant area by involving the community and with the approval of the Regional Government.

Subsequently, the RTBL may be agreed upon and established as a tool for controlling development and utilization within the relevant area.

In the event that a community within an area or environment agrees to realize its area as a more habitable, distinctive, and productive settlement, the local community may initiate the preparation of an RTBL with the approval of the Regional Government, which may subsequently be agreed upon and established by the Regional Government as a tool for controlling development and utilization within the relevant area or environment.

Paragraph (4)

Based on the intended development pattern, an identification of problems, development potential, and desired image is carried out.

What is meant by "improvement" is a handling pattern focusing on the repair and construction of environmental infrastructure and facilities, including certain aspects of Building Planning.

What is meant by "redevelopment" is a handling pattern focusing on optimizing the use of Building environmental space in accordance with the RTRW (Regional Spatial Plan), creating higher quality space, and optimizing Building construction intensity.

What is meant by "new development" is a handling pattern focusing on constructing new environments based on spatial planning and principles of Building Arrangement; and/or

What is meant by "preservation" is a handling pattern focusing on maintaining diversity and balance of environmental functions through preservation and/or protection of Buildings and their environment, including revitalization and regeneration.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Letter d

Sufficiently clear.

Paragraph (5)

The consideration of the Building Expert Team and public opinion is intended to achieve an RTBL that is applicable and agreed upon by all parties.

Paragraph (6)

Sufficiently clear.

Paragraph (7)

Sufficiently clear.

Article 32

Paragraph (1)

What is meant by "public infrastructure and/or facilities" includes, among others, roadways and/or green belts, high-voltage transmission corridors and/or telecommunication towers and/or water towers.

What is meant by "authorized party" is the entity/agency responsible for the provision of the relevant public infrastructure and/or facilities.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

Sufficiently clear.

Paragraph (5)

Sufficiently clear.

Paragraph (6)

Sufficiently clear.

Article 33

Sufficiently clear.

Article 34

Paragraph (1)

What is meant by "strong and sturdy" is the condition of the Building Structure in which the likelihood of structural failure is very small and any damage to the Building Structure remains within the limits of Building Technical Requirements that are still acceptable during the Building's planned lifespan.

What is meant by "stable" is the condition of the Building Structure that is not easily overturned, tilted, or displaced during the Building's planned lifespan.

What is meant by "serviceability requirements" is the condition of the Building Structure that, in addition to meeting safety requirements, also provides a sense of security, comfort, and safety for the Users/Occupants of the Building.

In cases where the Building uses prefabricated Building materials, such prefabricated Building materials must be designed to have reliable and well-engineered connection systems and be able to withstand lifting forces during installation.

Building Structure planning must also take into account:

- a. the resistance of Building materials to damage caused by weather, destructive insects, and/or fungi; and
- b. ensuring the reliability of the Building in accordance with the planned technical service life.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

What is meant by "structural durability" is a long structural lifespan in accordance with the plan, not easily damaged, worn, or fatigued in bearing loads.

Letter d

Sufficiently clear.

Paragraph (2)

What is meant by "permanent load" is the dead load or self-weight of the Building and the live load arising from the Building's Function.

What is meant by "temporary load" includes, aside from earthquakes and wind, loads arising from impacts or wind pressure.

Paragraph (3)

What is meant by "part of the Building Structure" includes frames, shear walls, columns, beams, floors, beamless floors, and their combinations.

What is meant by "design earthquake" is the design earthquake as described in SNI 03-1726-2010 as a revision of SNI 03-1726-2002, which serves as the minimum requirement for earthquake resistance planning for Building and non-Building Structures.

The earthquake-resistant planning requirements for Building and non-Building Structures stipulated in SNI 03-1726-2010 as a revision of SNI 03-1726-2002 do not apply to the following Structures:

- a. Structures with unconventional structural systems or those requiring further proof of feasibility; and
- b. Traffic bridge structures (highways and railways), energy reactor structures, irrigation and dam structures, power transmission tower structures, port platform structures, offshore platforms, and wave barrier structures.

For the above-exempted structures, planning must be carried out using relevant planning procedures and guidelines and involving Senior Experts in Structural and Geotechnical Engineering.

SNI 03-1726-2010 as a revision of SNI 03-1726-2002 on Procedures for Earthquake Resistance Planning for Building and Non-Building Structures determines the design earthquake effect to be considered in the planning and evaluation of Building and Non-Building Structures, as well as their various parts and equipment in general.

In SNI 03-1726-2010 as a revision of SNI 03-1726-2002, the design earthquake is defined as an earthquake with a probability of exceedance during the Building's 50 (fifty) year lifespan of 2% (two percent).

Paragraph (4)

What is meant by "detail" is the ability of the Building Structure to maintain sufficient strength and stiffness so that the Building remains standing even when it is in a near-collapse condition.

Paragraph (5)

Sufficiently clear.

Article 35

Paragraph (1)

In the event that the owner of a Single Detached House intends to equip the Building with a Passive Protection System and/or an Active Protection System, such systems must meet the planning, installation, and maintenance requirements in accordance with the applicable Technical Guidelines and Technical Standards.

Letter a

Every Building, except Single Detached Houses and Simple Row Houses, must have a Passive Protection System, which is protection for the Users/Occupants of the Building and property, based on the design or arrangement of the architectural and structural components of the Building so as to protect the Users/Occupants of the Building and property from loss in the event of fire.

The arrangement of the architectural and structural components of the Building includes, among others:

- a. Use of fire-resistant Building materials and construction;

- b. Compartmentalization and separation; and
- c. Protection of openings.

What is meant by “separation” is vertical separation at exterior wall openings, separation by fire-resistant walls, and separation at elevator shafts.

What is meant by “opening” is an opening in a wall or utility opening (such as AC ducting and plumbing) which must be protected or equipped with fire and smoke dampers to prevent the spread of fire and smoke to other spaces.

Letter b

Every Building, except Single Detached Houses and Simple Row Houses, must be equipped with an Active Protection System, which is property protection against Fire Hazards, based on the provision of equipment that can operate either automatically or manually, to be used by the Users/Occupants of the Building or firefighters in carrying out fire extinguishing operations.

What is meant by “provision of fire protection equipment as an Active Protection System” includes, among others:

- a. Provision of fire detection and alarm systems;
- b. Fire hydrants inside and outside the Building;
- c. Portable fire extinguishers; and/or
- d. Sprinklers.

Paragraph (2)

The use of Building materials for Certain Building Functions and Classifications, including the use of fire-resistant Building materials, must undergo testing conducted by an accredited testing institution.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Letter d

Sufficiently clear.

Letter e

Sufficiently clear.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

What is meant by “Building with certain Functions, Classifications, area, number of floors and/or number of Users/Occupants” includes, among others:

- a. Public Use Buildings with a minimum of 500 (five hundred) Users/Occupants or having a minimum floor area of 5,000 m² (five thousand square meters) and/or having a height of more than 8 (eight) floors;
- b. Industrial Buildings with a minimum of 500 (five hundred) Users/Occupants or having a minimum floor area of 5,000 m² (five thousand square meters) or a site/land area of more than 5,000 m² (five thousand square meters) and/or containing flammable hazardous materials; and
- c. Special Function Buildings.

Paragraph (5)

Sufficiently clear.

Article 36

Sufficiently clear.

Article 37

Sufficiently clear.

Article 38

Paragraph (1)

What is meant by "security system" includes, among others, conducting inspections either manually or with detector equipment to ascertain whether Visitors are carrying dangerous items that may be used to explode and/or burn the Building and/or harm the Users/Visitors inside the Building.

Paragraph (2)

Sufficiently clear.

Article 39

Sufficiently clear.

Article 40

Paragraph (1)

Sufficiently clear.

Paragraph (2)

What is meant by "other Public Service Buildings" includes, among others:

- a. Post Office;
- b. Police Station;
- c. Village Office; and
- d. Parking Buildings.

Parking Buildings, whether stand-alone or integrated with the main function Building, must have adequate permanent Natural Ventilation on each floor.

Letter a

What is meant by "permanent opening" is a fixed opening in the wall to allow air circulation.

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

What is meant by “requirements for mechanical/artificial ventilation systems” includes, among others:

- a. Placement of fans as mechanical/artificial ventilation must allow for the expulsion of air out and the intake of fresh air, or vice versa;
- b. If a mechanical/artificial ventilation system is used, the system must operate continuously while the space is occupied;
- c. The use of mechanical/artificial ventilation systems must take into account the recommended air exchange rates for various room functions within the Building;
- d. Buildings or enclosed parking areas must be equipped with mechanical/artificial ventilation systems for air exchange; and
- e. Vehicle exhaust gas on each floor of underground parking (basement) must not contaminate clean air on other floors.

Paragraph (5)

Sufficiently clear.

Paragraph (6)

Sufficiently clear.

Article 41

Paragraph (1)

Letter a

Sufficiently clear.

Letter b

What is meant by “artificial lighting system” is the provision of artificial lighting through electrical installations and/or energy systems within the Building so that Users/Occupants inside the Building can carry out activities in accordance with the Building’s Function.

Paragraph (2)

Natural Lighting systems may be in the form of openings in wall surfaces, translucent walls, and/or translucent roofs.

Translucent walls include walls made of glass. Translucent roofs include, among others, the use of glass tiles or skylights.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

Illumination level or lighting level in a room is generally defined as the average lighting level on the work plane.

What is meant by “work plane” is an imaginary horizontal plane located 0.75 m (zero point seventy-five meters) above the floor throughout the room.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

What is meant by “glare” is the result of using natural lighting from sources such as direct sunlight, clear skies, external objects, and glass reflections. This needs to be controlled so as not to disrupt the required illumination level in accordance with the function of the space within the Building.

Paragraph (5)

Emergency lighting systems in the form of emergency lamps must be installed in lobbies and corridors as well as rooms with an area of more than 300 m² (three hundred square meters).

Paragraph (6)

Sufficiently clear.

Paragraph (7)

Sufficiently clear.

Article 42

Sufficiently clear.

Article 43

Paragraph (1)

Sufficiently clear.

Paragraph (2)

What is meant by “other water sources” includes, among others, groundwater, surface water, and/or rainwater.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

Sufficiently clear.

Article 44

Paragraph (1)

Wastewater treatment systems may consist of:

- a. Stand-alone wastewater treatment systems, such as septic tanks; or
- b. Integrated wastewater treatment systems within an environment/area/city.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

Sufficiently clear.

Article 45

Paragraph (1)

Letter a

Facilities for waste storage and/or processing shall be provided in each Building and/or integrated within an area.

Letter b

Sufficiently clear.

Paragraph (2)

The provision of waste and refuse storage facilities shall take into account the city's waste management system.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

Sufficiently clear.

Article 46

Paragraph (1)

Letter a

Sufficiently clear.

Letter b

What is meant by "Soil Permeability" is the soil's ability to absorb rainwater.

Letter c

Sufficiently clear.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

What is meant by “specific areas” includes:

- a. Areas with a high groundwater table, measured at a minimum of 3 m (three meters) from the ground surface; or
- b. Slope/mountain areas that are geotechnically prone to landslides.

For areas where the groundwater table is less than 3 m (three meters), or the Soil Permeability is less than 2 cm/hour (two centimeters per hour), or the distance requirements are not met, rainwater shall be directly channeled to a centralized rainwater storage system such as a reservoir, through the environmental/city drainage system.

Paragraph (4)

Sufficiently clear.

Paragraph (5)

Sufficiently clear.

Paragraph (6)

Sufficiently clear.

Article 47

Sufficiently clear.

Article 48

Sufficiently clear.

Article 49

Paragraph (1)

Letter a

What is meant by “consideration of the function of the space within the Building” is viewed from the level of public or private importance and the efficiency of space accessibility.

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Letter d

Sufficiently clear.

Letter e

What is meant by “consideration of Building Safety Requirements” includes, among others, ease of access to emergency stairs/doors in the event of an emergency, such as an earthquake and/or fire.

What is meant by “consideration of Building Health Requirements” includes, among others, the possibility of having fresh air circulation and/or natural lighting.

Paragraph (2)

Sufficiently clear.

Article 50

Paragraph (1)

Letter a

What is meant by “consideration of the function of the space within the Building” is intended to obtain dimensions that provide comfort to the Users/Occupants in carrying out their activities.

Letter b

What is meant by “consideration of space accessibility within the Building” is intended to obtain dimensions that provide comfort to the Users/Occupants in carrying out their activities.

Letter c

What is meant by “consideration of the number of Users/Occupants in the Building” is intended to obtain dimensions that provide comfort to the Users/Occupants in carrying out their activities.

Letter d

What is meant by “consideration of furniture/equipment within the Building” is intended to obtain dimensions that provide comfort to the Users/Occupants in carrying out their activities.

Letter e

What is meant by “consideration of horizontal inter-space circulation” includes, among others, moving walkways (Travelators), corridors, and/or halls.

What is meant by “consideration of vertical inter-space circulation” includes, among others, ramps, stairs, escalators, moving walkways (Travelators), and/or lifts (elevators).

Letter f

What is meant by “consideration of Building Safety Requirements” includes, among others, ease of access to emergency stairs/doors in the event of an emergency, such as an earthquake and/or fire.

What is meant by “consideration of Building Health Requirements” includes, among others, the possibility of having fresh air circulation and/or natural lighting.

Paragraph (2)

Sufficiently clear.

Article 51

Paragraph (1)

Sufficiently clear.

Paragraph (2)

Air temperature and humidity control may be implemented using air conditioning equipment, such as Air Conditioning (AC).

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Letter d

Sufficiently clear.

Letter e

Sufficiently clear.

Letter f

Sufficiently clear.

Letter g

Sufficiently clear.

Letter h

Sufficiently clear.

Paragraph (3)

Sufficiently clear.

Article 52

Paragraph (1)

Sufficiently clear.

Paragraph (2)

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Letter d

Sufficiently clear.

Letter e

What is meant by “potential outdoor space of the Building” includes, among others, a hill, which should be utilized to achieve visual comfort within the Building.

Letter f

Green Open Space (RTH) should be utilized to achieve visual comfort within the Building.

Letter g

Sufficiently clear.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

Sufficiently clear.

Article 53

Paragraph (1)

What is meant by “comfort in terms of vibration levels in the Building” is a condition in which the level of vibration does not cause health disturbances or discomfort to a person in carrying out activities.

Vibrations may be in the form of shock vibrations, mechanical vibrations, or seismic vibrations, originating from either inside or outside the Building.

To achieve comfort in terms of vibration levels in the Building caused by activities and/or the use of equipment, vibration control systems may be applied, whether through the selection of structural systems, the selection and use of materials, or through separation.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

What is meant by “vibration source” includes:

- a. Fixed Vibration Sources, such as generators, AHUs, and elevator machinery; and
- b. Non-Fixed Vibration Sources, such as trains, earthquakes, aircraft, and construction activities.

Paragraph (2)

Sufficiently clear.

Article 54

Paragraph (1)

What is meant by “comfort in terms of noise levels in the Building” is a condition where the noise level does not cause hearing disturbance, health issues, or discomfort to a person in carrying out activities.

Noise control begins at the stage of the Technical Planning of the Building, whether through Building design or through spatial arrangement of the area. Spatial arrangement is carried out by placing Buildings which, due to their Function, generate noise, such as:

- a. Factories and workshops, located in Industrial Zones; and
- b. Airports, located at a sufficient distance from residential areas.

The construction of toll roads in residential areas or in already developed city centers must be equipped with noise barriers to reduce noise from motor vehicle traffic.

For Buildings constructed in locations with disturbing noise levels, arrangements shall begin at the stage of the Technical Planning of the Building, whether through Building design or through spatial arrangement of the area, taking into account noise threshold limits. For example, the noise threshold limit for residential areas is 60 dB (sixty decibels), measured at a distance of 3 m (three meters) from the sound source.

The architecture of the Building and/or rooms within the Building, as well as the use of equipment and/or materials to achieve the desired comfort level in mitigating noise disturbance, shall still consider the fulfillment of Safety, Health, and Accessibility requirements of the Building in accordance with its Function.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

What is meant by “noise source” is a disturbing sound source in the form of hum, echo, or irregular reverberation.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

Sufficiently clear.

Article 55

Sufficiently clear.

Article 56

Paragraph (1)

What is meant by “easy” includes, among others, clarity in reaching the location, being properly signposted, and avoiding the risk of entrapment.

What is meant by “safe” includes, among others, being separated from the fire escape route, floor and stair slopes as well as landings equipped with handrails or guards.

What is meant by “comfortable” includes, among others, meeting adequate dimensions and requirements.

Paragraph (2)

Sufficiently clear.

Article 57

Infrastructure and facilities in the Utilization of Residential Buildings may include waste bins, parking areas, on-site drainage channels, septic tanks, and/or infiltration wells.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Article 58

Paragraph (1)

Sufficiently clear.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

Particularly for rooms used by a large number of Users/Occupants, such as:

- a. Meeting rooms;
 - b. Classrooms;
 - c. Places of worship;
 - d. Performance venues; and
 - e. Corridors,
- the doors must open outward.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Paragraph (4)

Sufficiently clear.

Paragraph (5)

Sufficiently clear.

Article 59

Paragraph (1)

Sufficiently clear.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

The Regional Government, with consideration from the Building Expert Team, may determine the use of lifts (elevators) in Buildings with a height of less than 5 (five) floors.

The Owner of a Building with a height of less than 5 (five) floors who intends to install a lift (elevator) must comply with the planning, installation, and maintenance requirements for lifts (elevators) in accordance with the applicable Technical Guidelines and Technical Standards.

Paragraph (4)

Sufficiently clear.

Paragraph (5)

The lift (elevator) fire shaft must be fire-resistant.

Paragraph (6)

Sufficiently clear.

Paragraph (7)

Sufficiently clear.

Article 60

Paragraph (1)

For multi-storey Buildings, evacuation routes/exits shall include the provision of emergency/fire stairs.

Letter a

What is meant by “hazard warning system for Building Users/Occupants” is a fire alarm system and/or a warning system using audio (public address system).

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

Disaster or emergency management, including the provision of an emergency response plan for the Building.

Certain Buildings include, for example, those with more than 500 (five hundred) Users/Occupants or with an area of more than 5,000 m² (five thousand square meters) and/or more than 8 (eight) floors in height.

Paragraph (5)

Sufficiently clear.

Article 61

Paragraph (1)

Residential houses in the form of detached houses and simple row houses are not required to provide Facilities and Accessibility for Persons with Disabilities and the Elderly.

Residential function Buildings such as apartments, dormitories, flats, and similar must still provide Facilities and Accessibility for Persons with Disabilities and the Elderly.

Paragraph (2)

Letter a

Toilets for Persons with Disabilities and the Elderly shall be specially provided with specific room and door dimensions that allow persons with disabilities to use them independently.

Letter b

Parking spaces refer to parking areas and pick-up/drop-off areas for Persons with Disabilities and the Elderly equipped with accessibility routes and enabling wheelchair access.

Letter c

The placement of public telephones for Persons with Disabilities and the Elderly shall be in locations that are easily accessible and at a specific height that allows persons with disabilities to use them independently.

Letter d

Guiding paths are paths provided for pedestrians and wheelchair users that give directional guidance and indicate certain locations.

Letter e

Signs and markings are indicators in verbal, visual, or tactile form. Signs and markings for Persons with Disabilities and the Elderly include, among others:

- a. Directional and destination signs on pedestrian paths;
- b. Signs in public restrooms/WCs;
- c. Signs on public telephones;
- d. Special parking signs; and
- e. Braille/tactile signs.

Markings are symbols made/drawn/written on yards, floors, or roads.

Letter f

Gates and access doors into the Building must be operable by Persons with Disabilities and the Elderly independently.

Letter g

Ramps are wheelchair paths for Persons with Disabilities with a certain slope and width, enabling easy wheelchair access, equipped with handrails and sufficient lighting.

Letter h

Stairs are vertical circulation facilities that are safe for Persons with Disabilities and the Elderly.

Letter i

For multi-storey Buildings using lifts (elevators), the height of the lift (elevator) buttons must be reachable by wheelchair users and equipped with devices for hearing- and visually-impaired persons. If such Buildings are not equipped with lifts (elevators), other facilities must be provided to allow Persons with Disabilities and the Elderly to reach the intended floors.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

Sufficiently clear.

Article 62

Paragraph (1)

Letter a

The provision of prayer rooms shall be planned with consideration for visibility, accessibility, and signage, and equipped with adequate facilities for worship needs.

Letter b

The provision of changing rooms shall be planned with consideration for visibility/recognizability, signage, accessibility, and adequate facilities.

Letter c

The provision of baby rooms shall be planned with consideration for visibility, accessibility, and signage, and equipped with adequate facilities for baby care needs.

Letter d

The provision of toilets shall be planned with consideration for the number of Building Users/Occupants, and be visible and accessible.

Letter e

The provision of parking facilities shall be planned with consideration for the Building Function and without disturbing the surrounding environment. Such parking facilities may be in the form of parking lots within the Building and/or parking structures.

Letter f

The provision of waste bins shall be planned with consideration for the Building Function, types of waste, and ease of transport, taking into account the health of Building Users/Occupants and the environment.

Letter g

The provision of communication and information facilities, including telephones and public address systems within the Building, shall be planned with consideration for the Building Function and without disturbing the surrounding environment.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

Sufficiently clear.

Article 63

Paragraph (1)

When processing Building permits, the Regional Government shall record and register the Building in the Building Database.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

The data required by the Regional Government in carrying out Building Data Collection includes, among others:

- a. General Data, containing:
 1. Data on the Building Owner;
 2. Data on the Building; and
 3. Land Data.
- b. Technical Data of the Building, containing technical information such as:
 1. Architectural Technical Data;
 2. Structural Technical Data;
 3. Utility Technical Data; and
 4. Data on Service Providers, including:
 - a) Planning Service Providers (Structure, Architecture, and Utilities);
 - b) Construction Service Providers (Structure, Architecture, and Utilities); and
 - c) Supervision Service Providers (Structure, Architecture, and Utilities);
- c. Building Status Data, containing the Building History; and
- d. Building Ledger Drawings,
in the form of a form provided by the Regional Government.

Paragraph (5)

Sufficiently clear.

Paragraph (6)

Building Data Collection for the purposes of the Building information system is carried out to determine State assets, for planning, development, and maintenance purposes, as well as for Regional Government revenue.

Building Data Collection as referred to in this provision is not intended for the issuance of a Building Ownership Certificate.

Paragraph (7)

Sufficiently clear.

Article 64

Paragraph (1)

In accordance with higher-level legislation, the authority to establish the Building Expert Team for Special Function Buildings lies with the Government.

Paragraph (2)

In accordance with higher-level legislation, the authority to determine the term of service of the Building Expert Team for Special Function Buildings lies with the Government.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

The number of members of the Building Expert Team shall be determined as an odd number, adjusted to the complexity of the Building and its technical substance.

Each element/party serving on the Building Expert Team shall be represented by one person as a Member.

Paragraph (5)

What is meant by “does not obstruct the licensing service process” is that the Technical Considerations of the Building Expert Team are provided without extending the timeframe already stipulated in the licensing procedures or provisions.

Paragraph (6)

Assessment of compliance with Building and Environmental Layout Requirements shall be carried out at least on the Building preliminary design documents.

Assessment of compliance with Building Reliability Requirements shall be carried out at least on the Building design development documents.

Paragraph (7)

Sufficiently clear.

Article 65

Paragraph (1)

The Requirements for the Feasibility of Building Functions constitute the result of the final inspection of a Building before it is utilized, confirming that it has met the Technical Requirements of the Building, which include Building Layout Requirements and Building Reliability Requirements, in accordance with the Building’s Function and Classification.

For Buildings that, based on the results of the Function Feasibility inspection, do not meet the requirements, the acceptance certificate of building functions shall not be issued/granted, and such Buildings must be repaired and/or completed until they meet the Function Feasibility Requirements.

In the case of Detached Houses and Row Houses constructed by a Developer, the acceptance certificate of building functions shall be processed by the Developer to provide assurance of the Function Feasibility of the Building to the Building Owner and/or Building Users/Occupants.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

The granting of an acceptance certificate of building functions for part of a Building may only be given if the Building unit is separated horizontally or separated as an independent construction unit.

Paragraph (5)

Sufficiently clear.

Article 66

Sufficiently clear.

Article 67

Paragraph (1)

Sufficiently clear.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

What is meant by “prevailing construction principles” is to allow construction systems including, among others:

- a. Design and Build;
- b. Build, Operate, and Transfer (BOT); or
- c. Build, Own, and Operate (BOO).

Article 68

Paragraph (1)

The Technical Plans for Simple Detached Houses and Simple Row Houses may be prepared by the Building Owner, provided that they still meet the requirements for Building Technical Plan Documents in order to obtain approval from the Regional Government.

A Simple Row House is a Row House consisting of more than 2 (two) single-storey residential units of simple construction, joined to each other.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

Letter a

The Terms of Reference constitute an assignment guideline agreed upon by the Building Owner and the Provider of Building Technical Planning Services.

Letter b

Sufficiently clear.

Paragraph (4)

Sufficiently clear.

Paragraph (5)

Sufficiently clear.

Paragraph (6)

Sufficiently clear.

Paragraph (7)

Sufficiently clear.

Article 69

Paragraph (1)

Sufficiently clear.

Paragraph (2)

Incomplete Building Technical Plan Documents shall be returned for completion.

Paragraph (3)

Incomplete Building Technical Plan Documents shall not be subject to assessment.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Paragraph (4)

The designation of a Building as a Public Interest Building shall be determined by the Regional Government, except for Special Function Buildings, which is under the authority of the Government.

Paragraph (5)

Sufficiently clear.

Paragraph (6)

Sufficiently clear.

Paragraph (7)

Sufficiently clear.

Paragraph (8)

Sufficiently clear.

Article 70

Paragraph (1)

Sufficiently clear.

Paragraph (2)

In order to provide fast, effective, and efficient services, the Mayor may appoint an Official from the Regional Apparatus Organization responsible for Building Development in the region to issue the Building Permit (IMB).

The authority to issue a Building Permit (IMB) for Special Function Buildings lies with the Government, after obtaining the Technical Considerations of the Building Expert Team and conducting a Public Hearing, while still coordinating with the Regional Government.

Article 71

Paragraph (1)

Sufficiently clear.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

Repairs, alterations, and/or restoration of Buildings shall be carried out according to the level of damage to the Building.

The level of Building damage can be classified into 3 (three) categories, comprising:

a. Minor Damage

1. Minor Damage is damage primarily to non-structural components, such as roof coverings, ceilings, floor coverings, and partition walls; and
2. Maintenance for Minor Damage shall have a maximum cost of 35% (thirty-five percent) of the highest unit price of new Building construction applicable to the same type/class and location.

b. Moderate Damage

1. Kerusakan Sedang adalah kerusakan pada sebagian komponen Moderate Damage is damage to some non-structural components and/or structural components, such as roof structures, floors, and others; and
2. Maintenance for Moderate Damage shall have a maximum cost of 45% (forty-five percent) of the highest unit price of new Building construction applicable to the same type/class and location.

c. Severe Damage

1. Severe Damage is damage to most Building components, both structural and non-structural, which, when repaired, can still function properly as intended.
2. Maintenance for Severe Damage shall have a maximum cost of 65% (sixty-five percent) of the highest unit price of new Building construction applicable to the same type/class and location.

Article 72

Paragraph (1)

Sufficiently clear.

Paragraph (2)

What is meant by "implementation documents" is the approved and validated Building Technical Plan Documents, including shop drawings, which form part of the Contract Documents.

Letter a

What is meant by "completeness check" is the examination of work implementation documents to verify the presence or completeness of documents based on planning output standards and implementation needs.

Letter b

What is meant by "accuracy check" is the examination of work implementation documents based on the accuracy of design drawings, calculations, and their conformity with site conditions.

Letter c

What is meant by "constructability check" is the condition describing whether certain parts and/or all parts of the Building, as designed in the Technical Plan, can be implemented according to site conditions.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Letter d

What is meant by “construction maintenance period activities” includes trial operations of the Building and its facilities, training of necessary operators, and preparation of operation and maintenance manuals for the Building and its facilities.

Paragraph (5)

If the final inspection of the construction work is carried out by the Building Construction Service Provider, then the final inspection shall also include other documents contained in the Contract Documents.

Paragraph (6)

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

What is meant by “operation and maintenance manual for the Building” is a Technical Manual for the operation and maintenance of the Building, mechanical and electrical equipment, and facilities (Manual Operation and Maintenance).

Letter d

Sufficiently clear.

Letter e

Sufficiently clear.

Paragraph (7)

What is meant by “application of Occupational Safety and Health (OSH) principles” includes the implementation of the Occupational Safety and Health Management System (SMK3).

Article 73

Paragraph (1)

The Regional Government shall supervise the implementation of Building construction through the following mechanisms:

- a. Issuance of the Building Permit (IMB) at the time the Building is to be constructed; and
- b. Issuance of the acceptance certificate of building functions at the time the Building is completed.

The Regional Government may supervise the implementation of Building construction where there are indications of violations of the IMB and/or construction implementation that endangers the Environment.

Letter a

Supervision of Building construction implementation shall be carried out by the Building Owner or by engaging a Provider of Building Construction Supervision Services who holds professional certification in accordance with prevailing laws and regulations..

Letter b

Construction management activities for Building construction shall be carried out by a Provider of Building Construction Management Services who holds professional certification in accordance with prevailing laws and regulations.

Paragraph (2)

In the event that supervision of Building construction implementation is carried out directly by the Building Owner, such supervision shall focus primarily on:

- a. Quality of Building construction; and
- b. Timeliness of Building construction.

If the supervision of Building construction implementation is carried out by a Provider of Building Construction Supervision Services, the supervision shall cover:

- a. Quality of Building construction;
- b. Timeliness of Building construction; and
- c. Cost of Building construction.

The results of Building construction implementation supervision shall include:

- a. Reports on Building construction implementation supervision activities;
- b. Review results of Building construction progress reports; and
- c. Reports on the results of the Function Feasibility inspection of the Building.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Paragraph (3)

The results of Building construction management activities shall include reports on the control of technical planning activities, construction implementation control, construction supervision, and the results of the Function Feasibility inspection of the Building.

Such Building construction management shall be applied to Building construction works meeting the following criteria:

- a. More than 4 (four) floors;
- b. Total floor area exceeding 5,000 m² (five thousand square meters);
- c. Special Function Building;
- d. The necessity to engage more than 1 (one) Provider of Building Construction Planning Services or Building Construction Implementation Services; and/or
- e. Implementation period exceeding 1 (one) fiscal year (Multiyears Project).

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Paragraph (4)

The Function Feasibility inspection of the Building shall be conducted after the Building construction is completed and shall be carried out by the Building construction contractor before handing over to the Building Owner.

If the supervision of Building construction is carried out by the Building Owner, the Function Feasibility inspection shall be conducted by Regional Government officials based on a report from the Building Owner to the Regional Government stating that the Building construction has been completed.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Letter d

Sufficiently clear.

Letter e

Sufficiently clear.

Letter f

Sufficiently clear.

Paragraph (5)

Sufficiently clear.

Article 74

Paragraph (1)

The utilization of a Building shall be carried out by following generally applicable principles that are objective, functional, procedural, and make use of science and technology.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

What is meant by “Building for Public Interest” includes, among others, hotels, office buildings, malls, and apartments.

The owners of such Buildings for Public Interest shall participate in insurance programs against the possibility of Building failure, natural disasters, and/or civil disturbances during the Building’s utilization.

Such insurance programs shall include, among others, protection of assets and protection of Building Users/Occupants.

Building failure may include structural collapse and/or fire.

Article 75

Paragraph (1)

Sufficiently clear.

Paragraph (2)

For Buildings that use materials susceptible to fungi and insect infestation (such as termites and beetles), the scope of Maintenance shall include preservation of such Building materials.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Letter d

Sufficiently clear.

Letter e

Sufficiently clear.

Letter f

Sufficiently clear.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

Sufficiently clear.

Paragraph (5)

Sufficiently clear.

Paragraph (6)

Sufficiently clear.

Paragraph (7)

Sufficiently clear.

Article 76

Paragraph (1)

Sufficiently clear.

Paragraph (2)

Building Maintenance activities shall be carried out to ensure that the Building remains in a Functionally Feasible condition.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Paragraph (3)

Building Maintenance shall be carried out according to the level of damage to the Building.

The level of damage may be minor, moderate, or severe.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Paragraph (4)

Sufficiently clear.

Paragraph (5)

Letter a

Sufficiently clear

Letter b

What is meant by "Building Maintenance with high technical complexity" is Building maintenance work that requires the use of heavy equipment, specialized equipment, as well as expert and skilled personnel.

Paragraph (6)

Sufficiently clear.

Paragraph (7)

Sufficiently clear.

Paragraph (8)

Sufficiently clear.

Paragraph (9)

Sufficiently clear.

Paragraph (10)

Sufficiently clear.

Paragraph (11)

Sufficiently clear.

Article 77

Paragraph (1)

Sufficiently clear.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

Sufficiently clear.

Paragraph (5)

Letter a

What is meant by “administrative documents” are documents related to the fulfillment of the Administrative Requirements for Buildings, including, among others, Building ownership documents, land ownership documents, and the Building Permit (IMB).

“Implementation documents” are documents resulting from the Building construction implementation, such as As-Built Drawings and Contract Documents.

“Building Maintenance and Care documents” are documents resulting from Building Maintenance and Care activities, which include:

- a. Reports of periodic Building inspections;
- b. Reports of equipment and facility checks and testing; and
- c. Reports on repair and/or replacement results from Building Maintenance activities.

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Letter d

Sufficiently clear.

Paragraph (6)

Sufficiently clear.

Paragraph (7)

What is meant by “Terms of Reference” is an assignment guideline agreed upon by the Building Owner and the Provider of Technical Assessment Services for Buildings.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Paragraph (8)

In carrying out Technical Assessment of Buildings, the Regional Government shall cooperate with professional associations in the field of Buildings.

The Regional Government and such professional associations shall conduct capacity building for the professional development of Providers of Technical Assessment Services for Buildings.

Paragraph (9)

Sufficiently clear.

Article 78

Paragraph (1)

For Simple Detached Houses or Simple Row Houses, no renewal of the acceptance certificate of building functions is required.

“Simple Detached House” or “Simple Row House” shall mean a single-storey residential building with a maximum total floor area of 36 m² (thirty-six square meters) and a maximum total land area of 72 m² (seventy-two square meters).

For the renewal of an acceptance certificate of building functions, a Function Feasibility inspection of the Building shall be required.

Such inspection shall be carried out by a Building Technical Assessor, including examination of the impacts arising from the utilization of the Building on its environment in accordance with the Building’s Function and Classification as stated in the IMB.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

Issuance of an acceptance certificate of building functions for part of a Building shall only be permitted if the Building units are separated horizontally or as a distinct structural unit.

Paragraph (4)

All costs required for the Function Feasibility inspection of the Building by a Provider of Technical Assessment Services shall be the responsibility of the Building Owner or Building User/Occupant.

In conducting the Function Feasibility inspection, the Regional Government may involve professional Building Technical Assessors and certified Building Inspectors, while the Building Owner remains responsible and obliged to maintain the Building's reliability.

In the absence of a Building Technical Assessor, the technical assessment shall be carried out by the Regional Government, which may cooperate with relevant professional associations.

Paragraph (5)

Sufficiently clear.

Article 79

Sufficiently clear.

Article 80

Paragraph (1)

The designation of protection and preservation of a Building may include its surrounding environment that supports the unity of the Building's existence.

Anticipation of potential Building failure due to the age of the Building, fire, natural disasters, and/or civil disturbances may be undertaken through insurance programs. This may form part of an incentive program by the Regional Government for Building Owners.

Paragraph (2)

Sufficiently clear.

Article 81

Paragraph (1)

Where an area contains multiple Buildings that are Protected and Preserved, such area may be designated as a Cultural Heritage Area.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

Sufficiently clear.

Paragraph (5)

"Protected and Preserved Buildings at the local level" include, for example, Sunda Kelapa Mosque and Lawang Sewu Building.

Letter a

“Protected and Preserved Buildings at the National level” are those with strategic value and considered National assets, such as the National Monument and the Presidential Palace of the Republic of Indonesia.

“Protected and Preserved Buildings at the International level” are those recognized as world heritage, such as Borobudur Temple.

Letter b

“Protected and Preserved Buildings at the Provincial level” include, for example, the Jogja Kembali Monument, Pontianak Equator Monument, and the Medan Area Monument.

Paragraph (6)

Designation as a Protected and Preserved Building and its environment may be reviewed periodically, at least once every 5 (five) years.

Paragraph (7)

If the Building Owner objects to the proposed designation for protection and preservation, the Government, Regional Government, and community shall strive to provide the best solution for the Owner, including through incentives or by purchasing the Building at a fair price.

Paragraph (8)

Sufficiently clear.

Article 82

Paragraph (1)

Sufficiently clear.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

In this case, the Building’s Function may be changed in a limited manner, for example into a Museum or similar, as long as it remains within the limits of the Spatial Plan (RTRW).

Paragraph (4)

In this case, the Building’s Function may be changed provided that:

- a. It supports the main objectives of Preservation and Utilization;
- b. It does not diminish the values of protection and preservation; and
- c. It remains within the limits of the RTRW.

Paragraph (5)

In this case, the Building’s Function may be changed provided that:

- a. It supports the main objectives of Preservation and Utilization;
- b. It does not eliminate the values of protection and preservation; and
- c. It remains within the limits of the RTRW.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Article 83

Paragraph (1)

In carrying out identification and documentation, the Regional Government shall encourage the role of the community concerned with the preservation of Buildings.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Paragraph (2)

Identification shall be carried out utilizing advances in science and technology, such as geographic information systems, computerization, and digital technology.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Letter d

Sufficiently clear.

Letter e

Sufficiently clear.

Letter f

Sufficiently clear.

Paragraph (3)

Documentation shall be carried out utilizing advances in science and technology, such as geographic information systems, computerization, and digital technology.

Article 84

Paragraph (1)

Sufficiently clear.

Paragraph (2)

In the utilization of Protected and Preserved Buildings, such as those classified as Primary Classification Buildings, the original physical form shall not be altered in any way.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Letter d

Sufficiently clear.

Letter e

Sufficiently clear.

Letter f

Sufficiently clear.

Paragraph (3)

“Legislation” in this context includes, among others, legislation in the field of Cultural Heritage.

Paragraph (4)

Protection of the Building and its Environment that are Protected and Preserved shall include activities of maintaining, caring for, periodically inspecting, and/or restoring to ensure it remains Functionally Feasible according to its Classification.

Paragraph (5)

Incentives may take the form of maintenance assistance, care, periodic inspections, management compensation, and/or other incentives in accordance with prevailing laws and regulations.

Incentives in the form of maintenance, care, and/or periodic inspection assistance shall be granted for Buildings not used commercially, such as residences or museums.

Incentives in the form of management compensation shall be granted for Buildings used commercially, such as hotels or tourist facilities (souvenir shops).

Article 85

Sufficiently clear.

Article 86

Sufficiently clear.

Article 87

Paragraph (1)

The term “considerations for public safety and security and its environment” refers to the anticipated risks that may arise as a result of the demolition of a building, which may threaten public safety and cause environmental damage.

In this regard, the Building Owner may participate in an insurance program.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

Sufficiently clear.

Article 88

Paragraph (1)

Letter a

Sufficiently clear.

Letter b

The term “report from the public” refers to compliance with the provisions on Public Participation in the Implementation of Buildings.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

Building Owners and/or Building Users/Occupants whose buildings have been identified and designated for demolition, in conducting the technical assessment, may present the most recent results of the Building Technical Assessment and/or the Periodic Inspection Report of the Building.

The Regional Government shall conduct technical assessments of detached houses, in particular “Core Growing Houses” and “Simple Healthy Houses,” by empowering the community’s capabilities, enhancing public participation, and cooperating with Building Construction Service Provider Associations.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Paragraph (5)

Sufficiently clear.

Paragraph (6)

Sufficiently clear.

Paragraph (7)

Sufficiently clear.

Paragraph (8)

Sufficiently clear.

Paragraph (9)

Sufficiently clear.

Article 89

Paragraph (1)

The Owner of a Building with a Special Function may request the demolition of the Building by submitting written notification to the Government.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

The issuance of a Building Demolition Approval Letter simultaneously revokes the acceptance certificate of building functions.

The authority to issue a Building Demolition Approval Letter for Buildings with Special Functions lies with the Government.

The granting of Demolition Approval for certain buildings shall be determined by taking into account the opinion of the Building Expert Team and the results of a Public Hearing.

Paragraph (4)

If the Owner of a Residential Building submits written notification to demolish the building for the purpose of repair, expansion, and/or change of its function, the issuance of a new IMB shall automatically update the data on the Building Ownership Certificate.

If the residential building is completely demolished and will not be rebuilt, such notification shall also constitute a request for the deletion of the Building Ownership Certificate.

Article 90

Paragraph (1)

The term "Building Demolition Service Provider" refers to a service provider possessing experience and competence in demolishing buildings, either generally or specifically, by using certain equipment and/or technology, for example by using explosives.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

Revocation of the Building Demolition Approval Letter shall reinstate the building ownership data.

Paragraph (4)

The Technical Plan for Building Demolition shall consist of:

- a. The concept and design drawings for the Building Demolition;
- b. Detailed execution drawings for the Building Demolition;
- c. Work Plan and Specifications (RKS) for the Building Demolition;
- d. Schedule, methods, and stages of the Building Demolition;
- e. Environmental safety plan; and
- f. Plan for the disposal site of Building Demolition waste.

The requirement to use a Building Demolition Technical Plan shall be stated in writing in the Building Demolition Order Letter or Building Demolition Approval Letter to the Building Owner by the Regional Government, except for Buildings with Special Functions which fall under the authority of the Government.

Paragraph (5)

Sufficiently clear.

Paragraph (6)

In the case of demolition based on a request from the Building Owner and/or Building User/Occupant, socialization and written notification to the surrounding community shall be carried out by the Building Owner and/or Building User/Occupant jointly with the Government and/or Regional Government.

Paragraph (7)

Sufficiently clear.

Article 91

Sufficiently clear.

Article 92

Sufficiently clear.

Article 93

The public shall participate in monitoring and maintaining order in the utilization of buildings, including the maintenance and/or restoration of Protected and Preserved Buildings and their environment.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Article 94

Paragraph (1)

Sufficiently clear.

Paragraph (2)

The substance of inputs, proposals, and complaints in the implementation of buildings includes the identification of non-compliance with the building's functional feasibility and/or the level of disturbance and hazards posed, and/or violations of licensing provisions and the location of the building, as well as completeness and clarity of the complainant's data.

Such inputs, proposals, and complaints shall be based on knowledge in the field of building construction engineering, for example, reports on symptoms indicating a building's potential collapse.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Letter d

Sufficiently clear.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

Sufficiently clear.

Paragraph (5)

To establish a basis for action, the Regional Government may facilitate the engagement of a Building Technical Assessment Service Provider to conduct a field inspection.

Paragraph (6)

Sufficiently clear.

Article 95

Paragraph (1)

The term “maintaining order in building implementation” may include contributing to the creation of calm, cleanliness, and comfort.

The term “preventing group actions” means reporting to the competent authority when such actions cannot be handled persuasively and have begun to escalate into criminal acts.

The term “reducing the reliability of the building” refers to actions such as damaging, removing, and/or eliminating building equipment and facilities.

The term “disrupting the implementation of buildings and their environment” refers to acts such as blocking access roads to the site and/or placing objects that may endanger human safety and the environment.

Paragraph (2)

The term “competent authority” refers to agencies responsible for public security and order in the region.

The term “interested parties” includes, among others, Building Owners, Building Users/Occupants, and/or Building Managers.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

Sufficiently clear.

Article 96

Paragraph (1)

Sufficiently clear.

Paragraph (2)

Technical experts from the community may provide technical input to improve building performance to be responsive to geographic conditions, natural factors, and/or diverse environmental conditions.

Indigenous communities may provide input on architectural values of buildings that reflect local wisdom and traditional norms to preserve local social and cultural values.

The term “technical expertise input” refers to opinions from members of the community possessing expertise in buildings based on science and technology or specific knowledge from local wisdom regarding the implementation of buildings, including reviews of potential disturbances, losses, and/or hazards, as well as negative impacts on the environment.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

Sufficiently clear.

Article 97

Paragraph (1)

Sufficiently clear.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

Public opinions and considerations regarding the Technical Plan for certain buildings and/or building activities that have a significant environmental impact relate to:

- a. Safety, namely measures to protect the public from potential impacts/disasters;
- b. Security, namely measures to protect the public from possible disturbances to their sense of safety in conducting activities;
- c. Health, namely measures to protect the public from possible health disturbances and epidemics; and/or
- d. Accessibility, namely measures to protect the public from possible disruptions to mobility in carrying out activities and to preserve local social and cultural values.

Paragraph (4)

Sufficiently clear.

Paragraph (5)

Sufficiently clear.

Article 98

Paragraph (1)

The public may file a class action if the implementation of a building results in unforeseen disturbances and/or damages at the planning, implementation, and/or utilization stages.

Paragraph (2)

Sufficiently clear.

Article 99

Sufficiently clear.

Article 100

Paragraph (1)

Sufficiently clear.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

The term “public associated with buildings” includes, among others, Technical Experts, Professional Associations, Business Associations, Building Owners, and/or Building Users/Occupants.

Article 101

Paragraph (1)

Sufficiently clear.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

Letter a

The term “assistance for phased building construction” refers to activities such as outreach, technical guidance, training, and/or the provision of technical assistance personnel to the community.

Letter b

The term “provision of model housing that meets the technical requirements for buildings” refers to the provision of stimulus materials for buildings, to be jointly managed by community groups on a revolving basis.

Letter c

The term “assistance for the arrangement of buildings and a healthy, harmonious environment” refers to the preparation of building and environmental arrangement plans, as well as the provision of basic settlement infrastructure and facilities.

Article 102

Paragraph (1)

Sufficiently clear.

Paragraph (2)

Public supervision shall follow the mechanisms established by the Regional Government.

Public involvement in overseeing the implementation of laws and regulations in the building sector shall take place at every stage of the building implementation process.

The Regional Government may develop a reward system to enhance public participation, in the form of honors and/or incentives.

Paragraph (3)

Sufficiently clear.

Article 103

Paragraph (1)

Administrative Sanctions comprise several types of sanctions, the imposition of which is based on the degree of fault committed.

Letter a

Sufficiently clear.

Letter b

Sufficiently clear.

Letter c

Sufficiently clear.

Letter d

Sufficiently clear.

Letter e

Sufficiently clear.

Letter f

Sufficiently clear.

Letter g

Sufficiently clear.

Letter h

Sufficiently clear.

Letter i

Sufficiently clear.

Paragraph (2)

The term "Building Value" in the context of sanctions refers to:

- a. The total value of a building at the time it is under construction for those still in the process of construction; or
- b. The total value of a building determined at the time the sanction is imposed for buildings that have already been erected.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

Sufficiently clear.

Article 104

Paragraph (1)

Sufficiently clear.

Paragraph (2)

Sufficiently clear.

Paragraph (3)

Sufficiently clear.

Paragraph (4)

Sufficiently clear.

Paragraph (5)

Sufficiently clear.

Paragraph (6)

The total value of a building shall be determined by the Building Expert Team based on reasonable pricing.

Paragraph (7)

Sufficiently clear.

Paragraph (8)

Sufficiently clear.

Article 105

Paragraph (1)

If an IMB is subsequently issued and the building under construction does not conform to the issued IMB, the Building Owner is required to make the necessary adjustments.

Paragraph (2)

Sufficiently clear.

Article 106

Sufficiently clear.

Article 107

Sufficiently clear.

Article 108

Sufficiently clear.

Article 109

Sufficiently clear.

Article 110

Sufficiently clear.

Article 111

Sufficiently clear.

SUPPLEMENT TO THE REGIONAL GAZETTE OF THE CITY OF TASIKMALAYA NUMBER 5

Disclaimer

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