



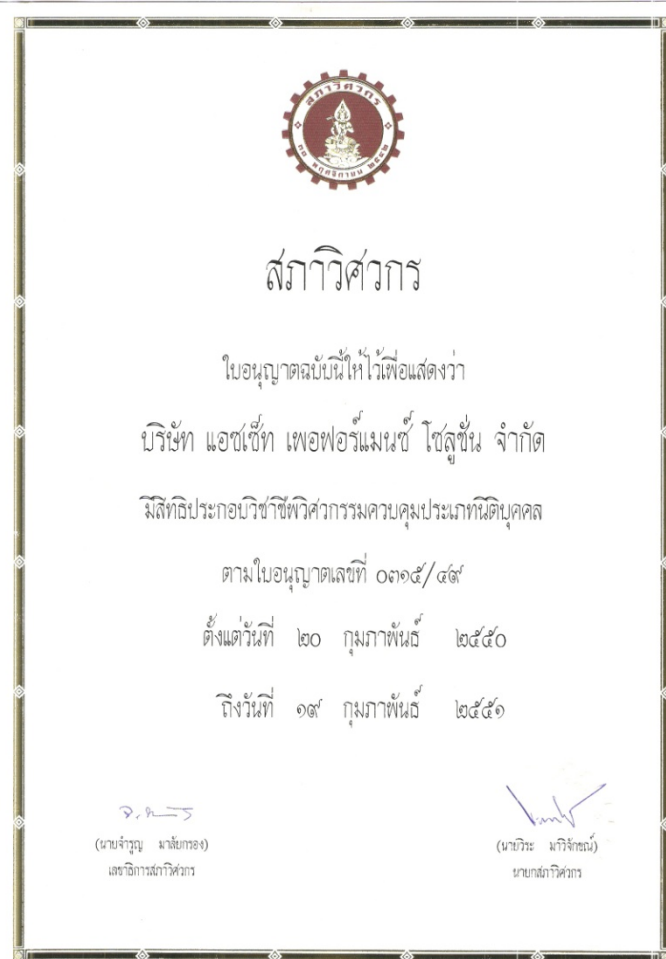
# BUILDING INSPECTION SERVICE

**Asset Performance Solutions Co., Ltd.**

Controlled Engineering Profession, Juristic Person, No. 315/2006

Registered Building Inspector, Juristic Person, No 8/2007

# License for Professional Practice, Juristic Person



# Certificate for Registered Building Inspector, Juristic Person

เลขที่ น. 0008/2550... แบบ รค.๑



**หนังสือรับรองการขึ้นทะเบียนเป็นผู้ตรวจสอบ**  
หนังสือรับรองฉบับนี้ออกให้เพื่อแสดงว่า

..... บริษัท แอชเช็ท เพอฟอร์แมนซ์ โซลูชั่น จำกัด .....

สำนักงานชื่อ ..... บริษัท แอชเช็ท เพอฟอร์แมนซ์ โซลูชั่น จำกัด ..... ตั้งอยู่เลขที่ ..... 128 .....

ตรอก/ซอย ..... จรัญสนิทวงศ์ 92 ..... ถนน ..... จรัญสนิทวงศ์ ..... หมู่ที่ ..... .....

ตำบล/แขวง ..... บางกอก ..... อำเภอ/เขต ..... เขตบางพลัด ..... จังหวัด ..... กรุงเทพมหานคร .....

ได้ขึ้นทะเบียนเป็น ..... ผู้ตรวจสอบประเภทนิติบุคคล ..... ต่อคณะกรรมการควบคุมอาคารแล้ว

หนังสือรับรองฉบับนี้ให้ใช้ได้จนถึงวันที่ ..... 8 ..... เดือน ..... พฤษภาคม ..... พ.ศ. .... 2552 .....

ออกให้ ณ วันที่ ..... 8 ..... เดือน ..... พฤษภาคม ..... พ.ศ. .... 2550 .....

  
( นาย วิระวัตร กุลละวณิชช์ )  
ประธานคณะกรรมการควบคุมอาคาร

# Building Control Act



- Building Control Act B.E. 2522 (1979)
- Building Control Act (Issue # 2) B.E. 2535 (1992)
- Building Control Act (Issue # 3) B.E. 2543 (2000)

# Section 32 (bi)



To adopt the building owner (9 building types) to

- Provision of an inspector in engineering or architecture as the case may be, to inspect
  - Condition of building
  - Building Structure
  - Equipments connected to systems in building
- Then submit the inspection report to the local authority

# 9 building types

9 building categories required the building inspection

1. High Rise Building (*Height  $\geq 23$  m*)
2. Extra Large Building (*Area  $\geq 10,000$  m<sup>2</sup>*)
3. Crowded Building (*Area  $\geq 1,000$  m<sup>2</sup> or People  $\geq 500$* )
4. House of Entertainment (open to public on regular)
5. Hotel (*Room  $\geq 80$* )
6. Place for Public Entertainment (*Area  $\geq 200$  m<sup>2</sup>*)
7. Condominium, or Shared Residential Building (*Area  $\geq 2,000$  m<sup>2</sup>*)
8. Factory Building (*Height  $\geq 1$  Floor and Area  $\geq 5,000$  m<sup>2</sup>*)
9. Billboard or Stand for Billboard (*Height  $\geq 15$  m or Area  $\geq 50$  m<sup>2</sup> ) or Billboard on roof deck or any side of building (*Area  $\geq 25$  m<sup>2</sup> )*)*

# Exemption



- Condominium, or Shared Residential Building
  - Area  $\geq 5,000 \text{ m}^2$  – Exemption until 25 October 2010
  - Area  $< 5,000 \text{ m}^2$  – Exemption until 25 October 2012

# Qualification of Building Inspector

- Natural person
  - Thai nationality
  - Holds license of engineering profession or architect profession as the case may be
  - Holds certificate of registered building inspector, natural person
- Juristic person
  - Register under Thai Laws; over half of registered capital must belonging to Thai; more than half of shareholders or company directors must be Thai
  - Holds license of engineering profession, juristic person
  - Holds certificate of registered building inspector, Juristic person



# Inspection of building and equipments of building

- Grand Inspection

- Every 5 years

- Annual Inspection

- Conduct between Grand Inspections and conduct every year

# Grand Inspection vs Annual Inspection

- Grand Inspection does more than annual inspection by
  - Provision to the building owner, an operations plan for preventive maintenance program of building and equipments of building, including an instruction manual to conduct the operations plan
  - Provision to the building owner, an annual inspection plan for building and equipments of the building, including an guideline to inspection according to the inspection plan

# Minimum Scope of Inspection

- To inspect the security and safety of building due to
  - Extension, modification, or alteration of building body
  - Change of building load
  - Change of building usage
  - Change of construction material or decoration material
  - Wear and tear of building
  - Failure of building structure
  - Subsidence of building foundation

# Minimum Scope of Inspection (con't)

- To inspect system and equipments of building
  - Facility system
    - Elevator system
    - Escalator system
    - Electrical system
    - Heating and ventilating air conditioning system
  - Hygiene and environment system
    - Cold water system
    - Drainage system and waste water treatment system
    - Storm sewer system
    - Solid waste management system
    - Air ventilation system
    - Air and noise pollution control system

# Minimum Scope of Inspection (con't)

- To inspect system and equipments of building (con't)
  - Fire protection system
    - Fire escape stair and fire exit
    - Sign and illuminated exit sign
    - Smoke control and smoke exhausting system
    - Emergency and Generator system
    - Fireman Lift
    - Fire alarm system
    - Water supply for fire fighting system
    - Fire hydrant, fire hose and fire pump system
    - Sprinkle system
    - Lightning protection system

# Minimum Scope of Inspection (con't)

- To inspect the performance of system and equipments of building for emergency evacuation
  - Performance of fire escape stair and fire exit
  - Performance of sign and illuminated exit sign
  - Performance of fire alarm system

# Minimum Scope of Inspection (con't)

- To inspect the safety management system for the building
  - Fire protection plan for the building
  - Safety management plan for the building
  - Management plan of building inspection provided earlier by the earlier building inspector



# Criteria for inspection

- Regulations on building control or other related regulations
- Safety standard by government agencies, council of engineers, or council of architects



# Prohibition of Inspector

- Building inspector is prohibited to inspect the building if
  - That building responsibility of design, specification, or calculation of building structure, project control, construction, or installation of building equipment are responsible by building inspector or his/her spouse or his/her employees or agent of building inspector
  - That building building inspector or his/her spouse is the owner of that building or has any involvement in managing that building or use that building for his/her business office

# Roles and responsibility of building owner

- Provision of inspection of building and equipments of building
- Provision or create as-built drawing for using with inspection of building and equipments of building
- Submission of the inspection report to the local authority on annual basis
- Provision of posting the building inspection certificate in a highly conspicuous place in that building
- Provision of preventive maintenance of building and equipments of building in accordance with operating guidelines from manufacturers or system installer or operating plan of maintenance provided by building inspector
- Provision of recording maintenance data specified periodically

# High rise building or Extra large building

- Follow ministerial regulation no. 33 (B.E. 2533 / A.D. 1990)
- In case of exception, follow ministerial regulation no. 47 (B.E. 2540 / A.D. 1997)

# Information



- Further details, please contact  
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