

CHAPTER XII

DANGEROUS BUILDINGS

103. **General.** For the purposes of this chapter all such buildings or structures which are declared as dangerous by the following evaluation committee shall fall in two categories: -

- President - Director TP&BC
 - Members - Additional Director TP&BC (Building Plans)
2 x Senior Architects registered with PCATP & PDOHA
2 x Senior Structure Engineers registered with PEC & PDOHA
1 x Representative of Cantonment Board Clifton
- a. **Category – 1.** Any Building or structure whose strength stability, serviceability, robustness or durability has been impaired due to any reason such as improper structural design and detailing, faulty or poor construction, decay, dilapidation, obsolescence, natural disasters or leading to abandonment due to all these reasons to a level, where it can not be restored to its original status, shall classify as “Dangerous Building Category-1”, and shall be liable to be demolished; and
- b. **Category – 2.** Any building or structure or part thereof whose strength, stability, robustness, serviceability or durability has been impaired due to all such reasons as cited in paragraph a to a level, where it could by way of strengthening, upraisal and restoration be brought partially or wholly near to its original status, shall be classified as “Dangerous Building Category-2”, and shall be governed by the regulation 106.

104. **Notices of Dangerous Buildings**

- a. If in the opinion of the evaluation committee, a building or part thereof has become dangerous for human habitation, the evaluation committee shall give at least twenty-four hours notice to the owner or occupants (who need not to be named) for inspection of such buildings by the technical representative of the evaluation committee.
- b. In case the evaluation committee considers a building or a part thereof, repairable or modifiable without causing danger to human life or property, it may issue such orders to the owner, occupant or tenant of such building in this regard.
- c. If the evaluation committee finds such building dangerous, ruinous or unsafe after proper inspection and investigation by technical representative, the PDOHA shall serve to the owner of such building or structure a written notice stating the defects thereof, and shall require the owner or person in-charge of the building or premises to commence either the required repairs or improvements, or demolition and removal of the building or structural

portion thereof as the case may be, and all such works shall be commenced or completed within the period specified by the evaluation committee.

105. **Buildings Unfit for Human Habitation and Notice of Prohibition**

- a. If for any reason it shall appear to the evaluation committee that any building or part thereof intended or used for human habitation or human occupation for any purpose whatsoever is unfit for such uses, it shall signify its intention to prohibit the further use of such building or part of a building and call upon the owner or occupiers or tenants to state in writing their objections (if any), to such prohibition within fifteen days after the receipt of such notice. If no objection is raised by such owner or occupier within the prescribed period or if any objection which is raised, appears to the evaluation committee to be invalid or insufficient, the evaluation committee may prohibit by an order in writing, the further use of such building or part thereof. The owner or occupier of the building shall be given an opportunity of appearing before the president of evaluation committee in person or by an agent in support of his objection, if he/she so desires. A public notice to this effect will be published by PDOHA in leading Urdu and English daily newspapers.
- b. A thirty days notice of such prohibition shall be served in person or by any courier service, mail, or by pasting at site in the presence of authorized officer by the evaluation committee, before which every such person shall remove himself and his property from the said building or part thereof; failing compliance the evaluation committee may cause him/her and his/her property to be removed at his/her own risk and cost. In case of imminent danger twenty-four hours notice may be issued by the evaluation committee.
- c. When a building or part of a building has been vacated under clause b of regulation No 104 the owner shall display at each entrance at prominent places to such building a notice to read "DO NOT ENTER, UNSAFE TO OCCUPY" in English and Urdu. Such notice shall remain displayed until the required repairs, demolition, or removal are completed.

106. **Alteration, Modification or Repairs of Dangerous Buildings of Category**

- a. At any time after a building or part of a building has been vacated under clause b of regulation No 104, if the evaluation committee considers that it can be rendered fit for human habitation by the structural alterations or repairs of modification and updates or repairs before or after the vacation of habitants from such buildings, the evaluation committee may by notice in writing, call upon the owner to commence through professional within such time as may be specified (but not less than thirty days) and to complete within the period as specified in the notice but not more than ninety days from the date of receipt of such notice, such structural alterations, modifications, up-dates or repairs, as deemed necessary and if at the expiration of the aforesaid period such alterations, modifications, updates or

repairs have not been commenced or completed to the satisfaction of evaluation committee, it shall issue to the said owner a notice in writing ordering the demolition within thirty days from the date of receipt of such notice.

- b. If the evaluation committee considers it impracticable to render such building or part thereof fit for human habitation, the PDOHA, may by notice in writing call upon the owner to demolish it in a period specified by the evaluation committee.

107. **Demolition of Dangerous Building on Expiration of Notice Period.** If at the expiration of the period specified in the notice and order to demolish a building or part of a building issued under clause b of regulation No 106 has not been complied with, the PDOHA may direct, by an order in writing, the demolition thereof through an approved contractor who has on his roll at least one professional responsible for undertaking all necessary safety measures during the process of demolition as per procedure laid down by the evaluation committee.

108. **Extension of Period for Repairable Buildings.** For sufficient causes, the evaluation committee may extend the time allowed under, or prescribed by clause a of regulation No 106.

109. **Evacuation of Dangerous Buildings**

- a. If in the opinion of the PDOHA, any building, wall, or structure or anything affixed thereto is in a hazardous or dangerous state, PDOHA may, by notice in writing, require the owner or occupier thereof forthwith either to remove the same or to cause such repairs to be made thereto as the PDOHA considers necessary for the public safety, and if the danger appears to be imminent, the PDOHA may forthwith take such steps as may be required to avert such danger, including the evacuation without notice from such building of all the occupiers thereof.
- b. Any expenses incurred by the PDOHA shall be paid by the owner concerned.
- c. When the owner of any building, wall, structure or any thing affixed thereto fails to execute the repairs required from him by the PDOHA, the tenant or occupant of such building, wall, structure or anything affixed thereto may, with the previous approval of the PDOHA, carry out such repairs.
- d. Except with the permission in writing from PDOHA no person shall enter into or remain in any building from which the tenant or occupant has been removed.