



PBD 12 : 2017

PIAWAI BRUNEI DARUSSALAM
BRUNEI DARUSSALAM STANDARD

BUILDING

Guidelines and Requirements

MINISTRY OF DEVELOPMENT
NEGARA BRUNEI DARUSSALAM

4TH EDITION: 2017

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Authority for Building Control and Construction Industry (ABCI)
Ministry of Development
Jalan Pembangunan, Berakas
Bandar Seri Begawan BB 3510
Negara Brunei Darussalam

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EDITED BY

Authority for Building Control and Construction Industry (ABCI)
Environmental Health Services, Department of Health Services, Ministry of Health
Brunei Fire and Rescue Department, Ministry of Home Affairs
PUJA (B) Architect Division

Attention is drawn to the fact that this Brunei Darussalam Standard PBD 12 does not confer any immunity from legal obligation in any contract for compliance to the Standard.

The Brunei Darussalam Standards are subject to periodical review according to the current needs of the local industries to keep abreast of progress in the industries concerned. Suggestions of amendments will be recorded and in due course brought to the notice of the committees concerned.

The recommended and/or prescriptive guidelines in this document are published to fulfill the requirements of health and safety in accordance to the law and the duty of care (in TORT) that is expected of all individuals within the construction industry.

Applications for waivers may be considered by the competent authority provided health and safety are not compromised in any way.

Green Building technology and sustainable building construction shall be encouraged, practiced and applied wherever relevant in areas of energy efficiency, indoor environment quality, sustainable site management, materials and resources, water efficiency and innovation.

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Amendments issued since publication of PBD 12: 1994

AMENDMENTS

REVISION	DETAILS OF AMENDMENT	DATE	AUTHORIZATION
01	<ul style="list-style-type: none">General Revisions	June 2008	
02	<ul style="list-style-type: none">Replace and update pages 203 and 204	April 2009	
03	<ul style="list-style-type: none">Complete review of PBD 12	July 2014	
04	<ul style="list-style-type: none">General Revision of PBD 12 following the introduction of BCO/BCR	January 2017	

FOREWORD

This publication is a general revision to PBD 12:2014 following the introduction of the Building Control Order, 2014 (BCO) and the Building Control Regulations, 2014 (BCR). Redundant and repeated Clauses have been removed and some Clauses have been amended to reflect current trends in the building industry.

It was twenty two years ago that the Brunei Darussalam Standard PBD 12, *Building Guidelines and Requirements* was first published under the Chairmanship of The Honorable Minister of Development.

The second edition of PBD 12 was republished in 2008, after a review of all clauses to establish their relevance to good practices in the local building industry, incorporating amendments from Public Works Department, and Town and Country Planning Department, Ministry of Development, Ministry of Health and Brunei Fire and Rescue Department, Ministry of Home Affairs.

The third edition 2014 was prepared by a main committee consisting of Authority for Building Control and Construction Industry (ABCI), Ministry of Development and PUJA (B) Architect Division.

PBD 12 continues to serve as a guidelines aimed at promoting good quality buildings which are structurally safe to meet required health, environmental, fire protection, sustainable buildings and other safety criteria. It continues to serve as a companion to ensure consistency in obtaining approvals and requirements within Brunei development area.

This standard shall be reviewed periodically according to the current needs by the Main Committee. Comments, corrections and suggestions for the next revision of this standard are welcome and should be submitted to:

Authority for Building Control and Construction Industry (ABCI)
Ministry of Development
Jalan Pembangunan, Berakas
Bandar Seri Begawan BB 3510
Negara Brunei Darussalam

First Edition : 1994

Second Edition : 2008

Third Edition : 2014

Fourth Edition: 2017

COMMITTEE REPRESENTATION

The Committee involved in the preparation of this Brunei Darussalam Standards PBD 12, Fourth Edition includes the following and their representatives:

Permanent Secretary, Ministry of Development
Director General, Public Works Department
Commissioner of Town and Country Planning
Director, Brunei Fire and Rescue Department
Authority for Building Control and Construction Industry (ABCi)
Department of Water Services, PWD
Department of Drainage & Sewerage, PWD
Department of Road, PWD
PUJA (B) Architect
PUJA (B) Engineer

BUILDING GUIDELINES AND REQUIREMENTS

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