

Investigation and analysis of construction violations and explaining the key affecting factors (A case study of Yazd city)

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Abstract

Physical planning of cities is being prepared for the sustainable development of cities, but these plans are always faced with problems, one of these problems is the occurrence of construction violations during the execution of physical plans that change the city's image. This research has two goals, first, the construction violations and the way to deal with these violations will be examined and analyzed, In the next step, the key and affecting factors in the occurrence of construction violations will be explored. The research method is descriptive-analytical and the exploration analysis is based on the exploration of the key factors in the occurrence of constructional violations. The most important factors affected in the occurrence of construction violations were initially investigated with the views of the experts using the Delphi method (three steps) which 46 factors were selected as effective factors, In the next step, using Micmac software, 15 factors were selected as the most influential factors. The results show that, firstly, construction violations have been 5 times higher from 1391 to 1395, and secondary the most constructional violations has been in residential applications with a value of 0.74 and the greatest deal of the municipality with constructional violations was the use of fines with a value of 0.72. Finally, the most important key factors were analyzed and evaluated. The results show that in the case of constructional violations, the four factors, namely, the municipality, laws, income, Profit Seeking and public awareness have the most impact on violations.

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Introduction

Constructional rules and regulations are set up for the protection of public health, safety, public welfare and environmental sustainability for cities. These laws are means which the government controls the use of land resources, buildings and facilities for guaranteed spatial organization and environmental protection by them. The role of observance of building regulations in cities and the determination of executive guarantees for them has increased gradually and simultaneously with the expansion of cities, the complexity of the control of urban development and the emergence of the problems of construction violations. Urban construction violations of quality, technical, and urban planning criteria and standards in Iran cities is the deep rooted fact. The most important of these are unauthorized construction, without license, opposed to the terms of the license, opposed to the Principles of Urban planning and Technical, health. According to the statistics, approximately, 7400 building approval certificate with 549562 thousand building area are presented in Yazd city, which is very high in compared with the construction licenses. The purpose of this study is the use of structural analysis method to reveal the factors affecting construction violations in Yazd city.

Methodology

According to the subject, the purpose of the research is applied and its type is "analytical -descriptive". The information needed to understand the status quo collected by the library and documentary method. the statistics of construction permits and cases of violations (field method) in the last 5 years have been studied. In the following, using Delphi technique and obtaining opinions of experts and experts about the factors influencing constructional violations, 46 factors were selected as Delphi results. In the next step, using the ideas of experts of city planning ,50 people were selected by Mick Macs software with the influence of cross-factors of key factors method influencing constructional violations.

Discussion and results

In the city of Yazd, a total of 40 violations occurred. The results show that the 3rd zone has the most violations with 12643 and the historical area of Yazd (region 4) with 1402 cases has the lowest number of violations. Also, the most violations related to the construction of unlicensed building on residential land with a total of 3663 violations. The proportion of municipality awareness of the extent of the occurrence of construction violations shows that the highest awareness of the municipality has been through enforcement and also the municipality awareness of construction violations has been greater at the response stage of Inquiry and the certificate of non-compliance that Most of these are the stages when construction

violations took place. Most of the votes of article 100 were fines. So that 73% of the total number of article 100 were fines from 2012 to 2018. In contrast, the deracination of building had about 11% of the total votes. According to the findings of the research based on structural analysis using Mick Mac software and cross-impact method, the main causes of structural violations in the cities of Iran are affected by four main factors: municipality, laws, monetizing and awareness of people which affect each other Dialectics.

Conclusion

This research was conducted to investigate the constructional violations in Yazd city. For this purpose, the constructional violations of Yazd city have been investigated over five years (2012-2018). the results show that the constructional violations have been 5 times higher from 2012 to 2018 and has reached 7274 since 1366 which it Correspond with the results of Mohammad et al. (2017) and Bahmani Monfared et al. (2012). This increase in violations reflects the lack of control over constructional violations in Yazd city. Also, most of the construction violations occurred in residential use with 75% and at the next level, commercial use had the most structural offenses of 21% which it Correspond with the results of Pazhouhan et al. (2015) and Mohammadi et al. (2017). The results show that key factors are summarized in four main factors which include municipality, constructional laws with people awareness and an income look from the municipality and profit seeking look from people which affect the occurrence of constructional violations dialectically which it Correspond with the results of Zaheri and PourMohammadi (2006), Shabani (2006), Sarkheili et al. (2012) and Kamanroudi Kajouri et al. (2012).

Key word: Construction violations, Article 100, penalty, Yazd

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