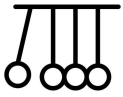


# **Case of Neglect and Legal Accountability: The Fire in Kartalkaya**

**LAW**

**İzim Avnayim**



## Abstract

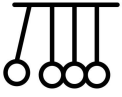
The fire in Kartalkaya is not just another tragic incident—it is an example of systemic neglect and the failure of legal accountability. Despite existing safety regulations, poor enforcement and institutional indifference allowed conditions for disaster to flourish. This article examines the causes of the fire, the role of responsible parties, and the legal gaps that allow such preventable catastrophes to occur. Ultimately, it argues for stronger enforcement mechanisms, legal consequences for negligence, and policy changes to ensure safety is a non-negotiable priority.

---



Fires have long been regarded as inevitable disasters, but the reality is that many of them are entirely preventable. On 21 January 2025 around 03.00 AM, a fire started and spread at very popular and luxurious hotel, Grand Kartal, with 238 guests. The devastating loss of 76 residents serves as yet another

grim reminder of how neglect, lack of oversight, and failure to enforce legal standards can lead to irreversible damage. This case is not simply about an unfortunate accident—it is about the structural failures that allowed it to happen, and the urgent need for accountability to prevent such tragedies in the future. In the aftermath of the fire, investigations have revealed multiple factors that contributed to the disaster. These include outdated and inadequate fire prevention systems, a lack of proper safety inspections, and non-compliance with legal regulations that should have ensured preventive measures were in place. Reports indicate that warnings about fire hazards had been raised before the incident, yet no concrete actions were taken to mitigate the risks. Furthermore, when the fire broke out, emergency response teams were slow to arrive, and their preparedness was questionable. A well-functioning emergency system could have significantly minimized the damage or prevent losses yet delays and lack of coordination exacerbated the situation. This raises the question: Why were authorities



unprepared for a foreseeable crisis or why an extremely luxurious hotel did not follow the required safety precautions?

## Who Is to Blame?

Disasters like the Kartalkaya fire do not occur in isolation. There are multiple layers of responsibility, and each must be examined closely. The primary responsibility for ensuring fire safety lies with property owners and business operators. Their duty includes installing and maintaining fire safety systems, ensuring proper training for employees as well as conducting regular risk assessments. If safety protocols


were ignored in Kartalkaya, the owners must be held accountable for their negligence. The role of government agencies is crucial in ensuring that safety regulations are not merely symbolic but actively enforced. This includes conducting routine inspections, penalizing non-compliance, and making sure all establishments meet legal safety requirements. If these agencies failed to enforce their own rules, then they, too, bear responsibility for the fire's devastating outcome.

Document show that despite receiving official approval from the Bolu Municipality Fire Department, the Kartalkaya facility had critical safety deficiencies that should have been addressed before operations began.

The inspection report, dated January 2, 2025, confirmed compliance with the Fire Protection Regulation of Buildings, yet several unresolved fire hazards were not

addressed. These deficiencies, though documented, were either overlooked or deemed insufficient to prevent the facility from operating—an oversight that proved catastrophic.

Even when laws exist to prevent such disasters, weak enforcement mechanisms render them ineffective. If past violations in Kartalkaya were ignored, or if loopholes in the legal system allowed businesses to evade responsibility, then the fire is a direct consequence of these institutional failures.

 **T.C.**  
**BOLU BELEDİYE BAŞKANLIĞI**  
İtfaye Müdürlüğü

Sayı : E-41675447-951.04.14-1552890 /D1  
Konu : Yangın Önleme ve Korunma 02.01.2025

MUDURNU ENERJİ SANAYİ VE TİCARET A.Ş.  
(Kartalkaya Mevkii)  
BOLU

İlgi : 24.12.2024 tarihli başvuru dilekçeniz.

İlgi tarihli dilekçeniz üzerine, Kartalkaya Mevkii BOLU adresinde şirketiniz / şahsınız tarafından açılmak istenilen 70m<sup>2</sup> kapalı alan "**KAFE RESTORAN**" faaliyet konusu işyerinizin Müdürlüğümüz personeli tarafından **yangın güvenliği yönünden** yapılan incelemesi tamamlanmış olup;

- 1- İşyeri içerisinde 1 adet 6 kg'lık KKT'li yangın söndürme cihazlarının mevcut olduğu,
- 2- Kaçık akım rölesinin mevcut olduğu,
- 3- İşyerinde acil aydınlatmanın mevcut olduğu,
- 4- İşyeri içerisinde LPG türlü parlayıcı ve patlayıcı madde bulundurulmaması gerektiği,

Ayrıca yangına sebep olabilecek malzeme ve ısı kaynaklarının kullanımında dikkatli davranılması gerekmektedir.

**Binaların Yangından Korunması Hakkında Yönetmeliğine göre uygundur.**


09.07.2015 tarihli 29411 sayılı Resmi Gazete'de yayımlanan "**Binaların Yangından Korunması Hakkında Yönetmelik**" in "9 uncu Kısım 1 inci Bölüm " **Yangın Güvenliği Sorumluluğu**" altında belirtilen 124 üncü maddesinde "**Yapı, bina, tesis ve işletmelerde yangın güvenliğinden; kamu ve özel kurum ve kuruluşlarda en büyük amir, diğer bina, tesis ve işletmelerde ise sahip veya yöneticiler sorumludur.**" 125 inci maddesinde ise "**Yangın güvenliği sorumlusunun belirlenmesi**" ibareleri yer almaktadır. Belirtilen maddeler gereği işlem tesis edilmesi hususunu;

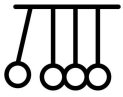
Bilgilerinizi rica ederim.

Sedat GÜLENER  
Belediye Başkanı a.  
Belediye Başkan Yardımcısı

Bu belge 5070 Sayılı Kanun gereğince E-imza ile imzalanmıştır.  
Bu belgenin kontrolü 1735637217558F1 belge takip no ile [www.bolu.bel.tr](http://www.bolu.bel.tr) e-belediye uygulaması üzerinden sağlanabilir.  
Büyükcarmı Mah. İzmit Bıyıklı Cad. No:391 Merkezi/BOLU  
Ticaret Sic. No: 444.26.58 Faiz No: 0374/217.00.64  
İnternet Adresi: [www.bolu.bel.tr](http://www.bolu.bel.tr)  
Kısa Adres: [bolubelediyesayinsleri@ho71.kep.tr](mailto:bolubelediyesayinsleri@ho71.kep.tr)

Başlı İpti: ZAFER DURDU





## Legal Accountability

The Kartalkaya fire highlights an urgent need for stronger legal action. Without serious consequences for negligence, businesses and regulatory bodies will continue to cut corners, placing lives at risk. Legal accountability should be focused on and those found guilty of violating safety standards must face serious legal repercussions, including fines, closure of non-compliant businesses, and, where applicable, criminal charges. Inspections should be mandatory and frequent, with real consequences for violations rather than warnings that are ignored. Fire departments and emergency teams should undergo regular training and be equipped with the necessary resources to respond swiftly and quickly. Citizens must be informed of safety risks, how to report violations, and what legal protections they have.

---

The fire in Kartalkaya is a tragic yet avoidable event that underscores the dangers of neglect and legal inaction. Without serious reforms, similar disasters will continue to claim lives, destroy property, and erode public trust in the institutions meant to protect them. The most crucial question now is whether this tragedy will serve as a wake-up call for change or simply fade into the background as just another case of negligence. The choice lies in whether those responsible are held accountable and whether legal measures are enforced with the seriousness they deserve.