

BCA BC 15.0.3 Vol 11

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Dear Sir/Madam

COMPLIANCE WITH THE BUILDING CONTROL (BUILDABLE DESIGN) REGULATIONS

1 Since 1 Jan 2001, buildability requirements are applicable to all new projects with gross floor areas (GFA) of 5,000 m² and above. All additions or extensions with GFA of 5,000 m² and above are also required to comply with the buildability requirements.

2 For projects currently under construction and subject to buildability requirements, BCA conducts site inspections to ensure that the building works carried out do not deviate from the buildability declarations.

3 From recent site inspections, BCA has discovered a few projects in which the construction works have deviated from the declarations. For example, a change in the structural system from a full precast system to a partial precast system can lead to a drop by 5 points or more.

4 Please note that under the Building Control (Buildable Design) Regulations, any person who wishes to depart or deviate from any approved plans must ensure that the departure or deviation will still result in the minimum buildability score requirement being met.

5 When changes are made to the design, qualified persons are advised to re-compute the buildability score to ensure that the revised buildability score still meets the minimum requirement.

6 Kindly disseminate the content of this circular to your members. Thank you.

Yours sincerely



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