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See **Distribution**

Dear Sir/Madam,

AMENDMENTS TO REQUIREMENTS UNDER THE BUILDING CONTROL ACT AND THE BUILDING CONTROL REGULATIONS

This circular is to inform you of various amendments to requirements under the Building Control Act and the Building Control Regulations.

Project cost for supervision of structural works

2 The project costs (or the value of building works) which determines the requirements specified in Reg. 23A and 24 of the Building Control Regulations on full-time site supervision and composition of supervision team for supervision of structural works have been amended to take into account the current construction cost. The changes are summarized in the following Table. Part-time supervision is now allowed for project cost of \$7.5 million or less.

Project Cost		Full-Time Supervision Team Required
Before Amendment	After Amendment	
More than \$5 million but not exceeding \$10 million	More than \$7.5 million but not exceeding \$15 million	1 RTO
More than \$10 million but not exceeding \$20 million	More than \$15 million but not exceeding \$30 million	1 RE
More than \$20 million but not exceeding \$50 million	More than \$30 million but not exceeding \$75 million	1 RE + 1 RTO
More than \$50 million but not exceeding \$100 million	More than \$75 million but not exceeding \$150 million	1 RE + 2 RTOs
More than \$100 million	More than \$150 million	2 REs + 3 RTOs

3 This amended provision for project cost corresponding to the minimum composition of the supervision team will apply to all projects, including on-going ones, with effect from 18 Dec 2008.

Project cost for checking by Accredited Checking Organizations

4 The project cost which determines the need for an accredited checker to be from an accredited checking organization, as specified in section 13(3)(a) of the Building Control Act, has been amended from \$10 million to \$15 million. The new provision will apply to all projects where the first submission of structural plans (i.e. ST01) is made on or after 18 Dec 2008. For projects with value of \$15 million or less, the accredited checker can be one who is acting on his own behalf (i.e. without affiliation with an accredited checking organization).

Minor excavation for pile caps, footing, etc does not require approval of plans

5 The following work has been added to the list of "Insignificant Building Works" in the First Schedule of the Building Control Regulations, and with effect from 1 Oct 2008 they are exempted from the need to submit plan to BCA for approval:

"any retaining wall or earth-retaining structure for supporting the face of an excavation made for the purpose of constructing any pile cap, footing, sump, lift pit or trench, provided that the size of the pile cap, footing, sump, lift pit or trench **does not exceed 10 square metres in area and 2 metres in depth.**"

6 Should you need further clarifications, please contact Mr Choong Teck Min at Tel 63257587 or by email to: choong_teck_min@bca.gov.sg.

7 I shall appreciate it if you would bring the contents of this circular to your members' attention.

Thank you.

Yours faithfully,



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