

Our Ref: APPBMSMA-2017-02

Special Functions Group

1 May 2017

See Distribution List

Dear Sir/Madam,

BUILDING OWNERS TO REGULARLY INSPECT AND MAINTAIN BUILDINGS' EXTERIOR FEATURES

Aim

This advisory serves to remind building owners/MCSTs/Town Councils (collectively "**Building Owners**") to carry out regular maintenance and inspection of board materials, such as calcium silicate and gypsum boards, used on the exterior of buildings (the "**Exterior Features**").

Regular Inspection and Maintenance

2 BCA has been notified of past incidents where board materials such as calcium silicate and gypsum boards have fallen from the exterior or façade of the buildings. From 2014 to 2016, 8 such cases were reported to BCA. Such incidents pose a great safety risk and danger to members of the public.

3. Calcium silicate and gypsum boards are commonly used on the exterior of buildings as cladding materials or underneath of roof eaves of a building as ceiling panels or decorative features. Examples of common board materials used on the exterior of buildings are shown in Annex 1.

4. As these boards are subject to external weathering, Building Owners are reminded to carry out regular and thorough inspections and maintenance of such boards to ensure that they remain securely fastened to the building. Where there are signs of deterioration (e.g. warping, looseness, etc.), these boards should be removed or replaced with a more appropriate material.

5. We wish to highlight that under Section 9 of the Building Maintenance and Strata Management Act, every Building Owner must ensure that every exterior feature in the building is kept or maintained in a manner that ensures the exterior feature is securely fixed and does not collapse. Failure to maintain such features is an offence and on prosecution, a Building Owner may be liable to a fine not exceeding \$10,000 or to imprisonment for a term not exceeding 12 months or to both.



Contact Person for Clarifications

6. Should you need any clarifications, please call BCA's hotline at 1800-3425 222 or by email to: bca_enquiry@bca.gov.sg.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'L. B. K.', with a stylized flourish at the end.

LIM BENG KWEE
DIRECTOR
SPECIAL FUNCTIONS GROUP
FOR COMMISSIONER OF BUILDINGS

ANNEX 1



Example 1: Deteriorated calcium silicate board on exterior wall of building



Example 2: Deteriorated gypsum board used as ceiling panels underneath of roof eave of building

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