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Special Functions Group

1 May 2017

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Dear Sir/Madam,

ADVISORY ON THE USE OF CLADDING MATERIALS AND FIXINGS FOR BUILDING FACADES

Aim

This serves to advise the industry to use more durable materials and fixings for building facades.

Background

2. Over the last 3 years, BCA has been notified of 8 incidents involving board materials (such as calcium silicate and gypsum boards) and 4 incidents involving metal claddings falling from the exterior or façade of the buildings. Investigations found that the incidents were caused by deterioration of material or fixings. Such incidents pose a safety risk and danger to members of the public.

Board Materials

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. As these boards are subject to daily weather conditions, they require more frequent inspection and maintenance to ensure they remain securely fastened to the building and not collapse or fall off. Therefore, we advise that the industry use materials that are more durable for such long-term use on the exterior of buildings.

Cladding Fixings

4. Cladding fixings, such as bolts and screws, are used to anchor cladding frames to the building structure and also to secure the cladding frames and panels together. Such fixings are subject to daily weather conditions and will deteriorate over time. We wish to remind the industry that the Approved Document issued under the Building Control Regulations require fixings of claddings to be corrosion-resistant stainless steel fasteners that comply with BS EN ISO 3506.

Contact Person for Clarifications

5. We would appreciate it if you could convey the contents of this letter to the members of your organisation. 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 'Lim Beng Kwee', with a stylized flourish at the end.

LIM BENG KWEE
DIRECTOR
SPECIAL FUNCTIONS GROUP
for COMMISSIONER OF BUILDING CONTROL

DISTRIBUTION (via e-mail):

President
Institution of Engineers, Singapore (IES)
70, Bukit Tinggi Road
Singapore 289758
ies@iesnet.org.sg

President
Association of Consulting Engineers, Singapore (ACES)
18, Sin Ming Lane #06-01
Midview City
Singapore 573960
secretariat@aces.org.sg

President
Real Estate Developers' Association of Singapore (REDAS)
190 Clemenceau Avenue #07-01
Singapore Shopping Centre
Singapore 239924
enquiry@redas.com

President
Singapore Contractors Association Limited (SCAL)
Construction House
1 Bukit Merah Lane 2
Singapore 159760
enquiry@scal.com.sg

President
Singapore Institute of Architects (SIA)
79 Neil Road
Singapore 088904
info@sia.org.sg

President
Society of Project Managers (SPM)
Macpherson Road P.O.Box 1083
Singapore 913412
societyofprojectmanagers@gmail.com

President
Singapore Institute of Building Limited (SIBL)
70 Palmer Road #03-09C
Palmer House
Singapore 079427
josephine@sibl.com.sg

President
Singapore Institute of Surveyors & Valuers (SISV)
110 Middle Road #09-00
Chiat Hong Building
Singapore 188968
sisv.info@sisv.org.sg

President
Singapore Structural Steel Society (SSSS)
1 Liang Seah Street #02-11/12
Liang Seah Place
Singapore 189022
secretariat@ssss.org.sg

President
Geotechnical Society of Singapore
c/o Professional Activities Centre
NUS Faculty of Engineering
9 Engineering Drive 1
Singapore 117576
geoss@nus.edu.sg

President
Professional Engineers Board, Singapore (PEB)
52 Jurong Gateway Road #07-03
Singapore 608550
registrar@peb.gov.sg

President
Board of Architects (BOA)
5 Maxwell Road
1st Storey Tower Block, MND Complex,
Singapore 069110
boarch@singnet.com.sg

Director
Building and Infrastructure
Defence Science & Technology Agency
71 Science Park Drive
Singapore 118253
ong_yew_hing@dsta.gov.sg

Director of Infrastructure
Infrastructure And Facility Services Division
Ministry of Education HQ (Ghim Moh)
285 Ghim Moh Road
Blk C Level 3
Singapore 279622
eng_wee_tong@moe.gov.sg

Director
Engineering Development and Procurement Department
Public Utilities Board (PUB)
40 Scotts Road #18-01
Environment Building
Singapore 228231
young_joo_chye@pub.gov.sg

Deputy Chief Executive
Infrastructure & Development
Land Transport Authority
1 Hampshire Road
Block 8 Level 1
Singapore 219428
chong_kheng_chua@lta.gov.sg

Deputy Director
Project Devt & Mgt Sect 1 (C&S)
Building Quality Group
Housing & Development Board
HDB Hub
480 Lorong 6 Toa Payoh
Singapore 310480
low_kiang_heng@hdb.gov.sg

Director
Technical Services Division
JTC Corporation
The JTC Summit
8 Jurong Town Hall Road
Singapore 609434
koh_chwee@jtc.gov.sg

Senior Director (Building & Estates Management)
People's Association (PA)
9 King George's Avenue
Singapore 208581
foo_soon_leng@pa.gov.sg

President
The Tunnelling and Underground Construction Society Singapore (TUCSS)
c/o CMA International Consultants Pte Ltd
1 Liang Seah Street #02-12
Liang Seah Place
Singapore 189022
info@tucss.org.sg

President
Society of Rock Mechanics and Engineering Geology
1 Liang Seah Street #02-12
Liang Seah Place
Singapore 189022
srmeg@cma.sg

All CORENET e-Info subscribers