

Our Reference: APPBCA-2017-15

Building Plan and Management Group

14 December 2017

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Dear Sir/Madam

NOTIFICATION OF CHANGES UNDER THE BUILDING CONTROL (AMENDMENT NO. 2) REGULATIONS 2017 AND THEIR COMMENCEMENT DATES

The Building Control (Amendment No. 2) Regulations 2017 will be published in the Government Gazette on 14 December 2017. A list of the amendments is provided in Annex A for your information. Except for the two amendments mentioned below, the other amendments will come into operation on **15 December 2017**.

Site investigation

2 Whenever any site investigation is to be carried out under regulation 31, the qualified person (QP) appointed under section 8(1)(a) or 11(1)(d)(i) of the Act is required to carry out the site investigation properly and adequately in accordance with the prescribed manner. The Regulations have now been amended to require the QP to ensure that all site investigation works are carried out by an accredited inspection body approved by the Singapore Accreditation Council under the Council's scheme for Accreditation of Inspection Bodies for Site Investigation. This new requirement will come into operation next year, and will apply to any site investigation that is started on or after **31 December 2018**.

Fees for approval of the plans for demolition of an entire building

3 Demolition works plans have been submitted to the Commissioner of Building Control for approval since 2014. In the current amendments, the Second Schedule has been amended to include fees payable for approval of plans to demolish an entire building or structure, namely:

- (a) \$200 for each storey, in the case where an entire building is to be demolished, or
- (b) \$200 for every 5 metres or part thereof of the height of the structure, in the case where an entire structure (with no discernable storeys) is to be demolished.

4 The fees for approval of plans to demolish an entire building or structure will come into operation on **2 April 2018** but will not apply to building works where any plans had already been submitted for approval under section 5 of the Building Control Act before 2 April 2018.

For Clarification

5 We would appreciate it if you could bring the content of this circular to the attention of your members. Should you need any clarification, please call our hotline at 1800-342 5222 or email to bca_enquiry@bca.gov.sg.

6. Thank you.

Yours faithfully



CHOONG TECK MIN
DEPUTY DIRECTOR
BUILDING CONTROL POLICIES DEPARTMENT
BUILDING PLAN AND MANAGEMENT GROUP
for COMMISSIONER OF BUILDING CONTROL

ANNEX A

LIST OF AMENDMENTS UNDER THE BUILDING CONTROL (AMENDMENT NO. 2) REGULATIONS 2017

All amendments come into operation on 15 Dec 2017 except where indicated otherwise																																													
Reg	Amendments that remove or reduce current requirements																																												
4(1)	<p><u>Application for approval of plans of building works</u> The requirement for submission of the site plan approved by the competent authority in granting written permission <u>is removed</u>.</p>																																												
24	<p><u>Site supervisors</u> The requirements for site supervisors for the purposes of section 10(1)(a) of the Act <u>is reduced</u> in accordance with the following table:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="text-align: center;">Project cost (\$ million)</th> <th rowspan="2" style="text-align: center;">Current requirements for full-time site supervisors at all stages of a project</th> <th colspan="4" style="text-align: center;">Reduced requirements for full-time site supervisors</th> </tr> <tr> <th style="text-align: center;">At all stages of a project except for stages (A), (B) and (C)</th> <th style="text-align: center;">Stage (A) During piling and foundation works</th> <th style="text-align: center;">Stage (B) After 80% completion of building works</th> <th style="text-align: center;">Stage (C) During ancillary and external works #</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">More than 7.5 to 15</td> <td style="text-align: center;">1 RTO</td> <td style="text-align: center;">1 RTO</td> <td style="text-align: center;">1 RTO</td> <td style="text-align: center;">1 RTO</td> <td style="text-align: center;">1 RTO</td> </tr> <tr> <td style="text-align: center;">More than 15 to 30</td> <td style="text-align: center;">1 RE</td> <td style="text-align: center;">1 RE</td> <td style="text-align: center;">1 RE</td> <td style="text-align: center;">1 RE</td> <td style="text-align: center;">1 RTO</td> </tr> <tr> <td style="text-align: center;">More than 30 to 75</td> <td style="text-align: center;">1 RE + 1 RTO</td> <td style="text-align: center;">1 RE + 1 RTO</td> <td style="text-align: center;">1 RE</td> <td style="text-align: center;">1 RE</td> <td style="text-align: center;">1 RTO</td> </tr> <tr> <td style="text-align: center;">More than 75 to 150</td> <td style="text-align: center;">1 RE + 2 RTO</td> <td style="text-align: center;">1 RE + 2 RTO</td> <td style="text-align: center;">1 RE + 1 RTO</td> <td style="text-align: center;">1 RE + 1 RTO</td> <td style="text-align: center;">1 RTO</td> </tr> <tr> <td style="text-align: center;">More than 150</td> <td style="text-align: center;">2 RE + 3 RTO</td> <td style="text-align: center;">2 RE + 3 RTO or 1 RE + 5 RTO</td> <td style="text-align: center;">2 RE + 1 RTO or 1 RE + 3 RTO</td> <td style="text-align: center;">1 RE + 1 RTO</td> <td style="text-align: center;">1 RTO</td> </tr> </tbody> </table> <p>RTO means "Resident Technical Officer" RE means "Resident Engineer" # includes construction of any external cladding, safety barrier, covered walkway or detached single storey building</p>					Project cost (\$ million)	Current requirements for full-time site supervisors at all stages of a project	Reduced requirements for full-time site supervisors				At all stages of a project except for stages (A), (B) and (C)	Stage (A) During piling and foundation works	Stage (B) After 80% completion of building works	Stage (C) During ancillary and external works #	More than 7.5 to 15	1 RTO	1 RTO	1 RTO	1 RTO	1 RTO	More than 15 to 30	1 RE	1 RE	1 RE	1 RE	1 RTO	More than 30 to 75	1 RE + 1 RTO	1 RE + 1 RTO	1 RE	1 RE	1 RTO	More than 75 to 150	1 RE + 2 RTO	1 RE + 2 RTO	1 RE + 1 RTO	1 RE + 1 RTO	1 RTO	More than 150	2 RE + 3 RTO	2 RE + 3 RTO or 1 RE + 5 RTO	2 RE + 1 RTO or 1 RE + 3 RTO	1 RE + 1 RTO	1 RTO
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First Schedule	The requirements to obtain plan approval and permit to carry out structural works under Part II of the Act for any loft that has only timber flooring and does not exceed an area of 5 square metres <u>is removed</u> .
Fifth Schedule	<p><u>Excluded from performance requirements for lifts</u></p> <p>The performance requirements for lifts (Section K) <u>will not apply</u> to any stairlift or vertical platform lift that –</p> <ul style="list-style-type: none"> (i) has a maximum vertical displacement of less than 1000 millimetres when the lift is in operation (ii) has a maximum obstruction force of less than 150 Newtons when the lift is in operation, and (iii) serves a single residential unit.
Reg	Other amendments
24(4)	<p><u>Resident Technical Officer</u></p> <p>The requirement for relevant practical experience in the case of resident technical officers who possess the following academic qualifications <u>is amended</u> from “one year” to “2 years”:</p> <ul style="list-style-type: none"> (i) diploma or higher certificate from any foreign polytechnic in Civil Engineering or Structural Engineering (ii) degree from any foreign university in Civil Engineering or Structural Engineering.
28	<p><u>Civil defence shelters</u></p> <p>The technical codes to be used for the design and construction of any household shelter, public shelter or storey shelter under the Civil Defence Shelter Act (Cap 42A) <u>is updated</u> to the following titles:</p> <ul style="list-style-type: none"> (i) Technical Requirements for Household Shelters (ii) Technical Requirements for Storey Shelters (iii) Technical Requirements for S1-S5 Public Shelters (iv) Technical Requirements for S10-S29 Public Shelters (v) CD Shelter Requirements for MRT Stations.
29	<p><u>Escalators</u></p> <p>The requirement to obtain permission from the Commissioner of Building Control to install a lift in any building <u>is updated</u> to include an escalator.</p>
30(2)	<p><u>Protective hoardings</u></p> <p>The requirement to provide catch platforms, safety nettings and other measures for public safety <u>is amended</u> to apply to any building under construction, demolition, alteration or repair and abutting or is near a street</p>

	or other buildings that is more than one storey in height (instead of more than 3 storeys in height).
31(2)	<p><u>Site investigation</u> For site investigation, the duties of the qualified person appointed under section 8(1)(a) or 11(1)(d)(i) of the Act <u>is amended</u> to include “ensuring all site investigation works are carried out by an accredited inspection body approved by the Singapore Accreditation Council under the Council’s scheme for Accreditation of Inspection Bodies for Site Investigation”.</p> <p>(comes into operation 31 December 2018)</p>
33	<p><u>Impact assessment report</u> The regulation <u>is amended</u> to state clearly that the builder must carry out the measures recommended in a report of any investigation under regulation 31 or 32.</p>
Second Schedule	<p><u>Fee for demolition of entire general building or specified building</u> The fees payable for approval of plans of building works under section 5 or 5A of the Act <u>is amended</u> to include fees for plans to demolish an entire building or structure, namely:</p> <ul style="list-style-type: none"> (i) \$200 for each storey in the case where an entire building is to be demolished, or (ii) \$200 for every 5 metres or part thereof of the height of the structure in the case where an entire structure (with no discernable storeys) is to be demolished. <p>(comes into operation on 2 April 2018)</p>
Fifth Schedule	<p><u>Performance requirements for lifts</u> The performance requirements for lifts (Section K) <u>are amended</u> to require all lift interior fittings and fixtures to be securely fastened by appropriate mechanical fasteners.</p> <p>(This requirement will apply to new lifts in developments where the first set of any plans of building works is submitted on or after 15 December 2017).</p>

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