

5 Apr 2019

Building Plan & Management Group

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Dear Sir/Madam,

FEEDBACK FROM BPM ANNUAL SHARING SESSION 2019

On 28 Feb 2019, BCA engaged Qualified Persons, Builders, and Developers through the BPM Annual Sharing Session held at the BCA Academy. Among others, this platform serves as a channel to gather industry feedback to help us in our continual policy review process.

2 As is the practice, at the close of the Sharing Session, BCA will consolidate the feedback and corresponding responses and circulate it to the industry. Appended herewith is this year's feedback and responses.

3 For industry's info please.

Yours faithfully



PUNITHAN SHANMUGAM
DIRECTOR
BUILDING PLAN & POLICIES
BUILDING PLAN & MANAGEMENT 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)
Thomson Road Post Office
PO Box 034
Singapore 915072
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
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

All CORENET e-Info subscribers

Summary of feedback from BPM Annual Sharing Session 2019

S/N	Participant's Feedback / Enquiry	BCA's Response
1	<p>Code on Accessibility</p> <p>Industry queried on the motivations for building owners, who will be affected by the new basic accessibility legislation, to upgrade accessibility at first storey entrance when their tenants carry out A&A works at upper storey.</p>	<p>Building owners would be informed of the new basic accessibility legislation via two avenues – media announcement and by their tenants who need to seek their permission to carry out A&A works.</p> <p>When tenant submits building plans for A&A works, BCA will process it. At the same time, BCA will issue a notice to require building owner to carry out the 3 key basic accessibility works within a stipulated time. In cases of non-compliance, building owners will be fined.</p> <p>The details are still work-in-progress and BCA will announce it when ready.</p>
2	<p>Amendments to SS 550</p> <p>Industry clarified the use of terms in the amendments. Architectural Qualified Persons would not be able to certify details of lifts.</p>	<p>The use of “QP” in the presentation slides refers to the general Qualified Person. The certification of lifts should only be done by a relevant specialised Professional Engineer.</p>
3	<p>Wind-driven Rain</p> <p>Industry provided feedback that wind-driven rain happens in many apartments, and that the cross-ventilation causing this phenomenon is something desired by SCDF. In addition, architects are unable to provide larger RC ledges to reduce incoming rain as URA considers RC ledges of >2m as GFA. Industry proposed for BCA, SCDF and URA to coordinate requirements so that QPs can fully comply with less difficulty.</p>	<p>BCA is aware that the wind-driven rain issue is more common than it is highlighted, and that there is some toleration on the buyers' part. However, the example shared seemed quite unliveable, notwithstanding the fact that the site topography amplifies the phenomenon. While there are currently no regulations on this issue, QPs should be more conscious in mitigating its effects in design – be it layout, orientation, or even discharge systems.</p> <p>On communication between agencies, BCA is committed to, through the Inter-Agency Coordination Committee (IACC), hold regular discussions on any amendments of regulations. The IACC will also convene monthly meetings between all involved agencies to aid resolution of conflicting requirements. BCA urges the industry to approach the IACC early when there are more options to resolve the issue.</p>

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4	Code on Accessibility Industry queried on the implementation dates of the revised accessibility requirements.	The exact date of implementation is not set. BCA will share this information once it is ready. Nonetheless, there would be a grace period of 6 months given after the official announcement of the revised Accessibility Code.
5	Approved Document Industry queried if CSC of buildings will be withheld if there are too many lofts found installed in that development.	Currently, lofts that are below 5m ² and made of light-weight material are exempted from submission. However, BCA would request for outline of such space provision to still be dotted on building plans, to inform buyers of such a space provision.