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Building Resilience Group

21 October 2021

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Dear Sir/Madam

GUIDELINES ON PERIODIC FAÇADE INSPECTION (PFI)

Aim

This Circular informs the industry on the Guidelines on Periodic Façade Inspection (PFI). The Guidelines sets the minimum standards and expectations for the industry in the planning, carrying out of inspection and report preparation.

Periodic Façade Inspection (PFI) Regime

2. Singapore is a highly urban and densely built city-state. Inevitably, there will be increasing demand on maintenance as our buildings age. Building owners are responsible for ensuring that their buildings remain safe for occupants and the public, and they are required to carry out proper and regular maintenance of their buildings and facilities, including the building facades. BCA has introduced a Periodic Façade Inspection (PFI) regime to enhance the safety of building facades by facilitating early detection of façade deterioration and allowing defects to be rectified in a timely manner. The provision of the PFI regime has been included in the Building Control (Amendment) Act 2020 and is set to take effect from 01 January 2022.

3. The PFI regime will apply to all buildings above 20 years old, except the following:
- (a) buildings with height of 13 metres or less;
 - (b) detached, semi-detached, terraced or linked houses which are used for residential purposes; and
 - (c) temporary buildings.

4. Building owners, MCSTs and Town Councils will be served with a Notice to have the façade of their buildings inspected. Upon receipt of the Notice, they are required to appoint a Competent Person to carry out the inspection of their building's façade and submit a report to BCA. For more information on the requirements of PFI regime, please visit: <https://go.gov.sg/bca-pfi>

Guidelines on Periodic Façade Inspection (PFI)

5. To provide guidance to the industry on the PFI regime, BCA has prepared a “Guidelines on Periodic Façade Inspection”. The Guidelines outlines the regulatory requirements, common defects in various façade types and sets the minimum standards and expectation to the industry, particularly to the Competent Persons (CPs) and Façade Inspectors (FIs) on the inspection procedures and preparation of façade inspection reports for the PFI regime.
6. You may download the [Guidelines here](#).

For Clarifications

7. Please disseminate the contents of this Circular to your members. If you need any clarification, please submit your enquiry through [BCA's Online Feedback Form](#). Thank you.

Yours faithfully



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