

03 Jul 2023

Building Plan & Management Group

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Dear Sir/Madam,

**CONSOLIDATED QUESTIONS & ANSWERS FROM THE BCA ANNUAL SHARING ON  
BP/TOP REGULATORY UPDATES 2023**

We refer to the BCA Annual Sharing Session held virtually on 09 May 2023. The webinar session provided a useful platform where BCA engaged Qualified Persons, Builders and Developers, to enable better understanding and clarity on regulatory requirements.

2 Following the Sharing Session, BCA has consolidated the queries and corresponding responses, which are appended herewith.

3 For industry's information, please.

Yours faithfully

**AR. ONG YU ZI JANE**  
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## BCA ANNUAL SHARING ON BP/TOP REGULATORY UPDATES 2023

### Q&A CATEGORIES

**LEGEND:**

	CLARIFICATION ON BP REQUIREMENTS
	LIGHTNING PROTECTION SYSTEMS
	FINDINGS AND ISSUES FROM TOP INSPECTION AND APPLICATION
	EVIDENCE-BASED APPROACH FOR CD COMMISSIONING OF LANDED PROJECTS
	LIFTS & ESCALATORS
	ACCESSIBILITY AND UNIVERSAL DESIGN
	OTHER QUERIES

### CLARIFICATION ON BP REQUIREMENTS

#### STAIRCASE WINDERS

S/N	Participant's Feedback / Enquiry	BCA's Response
1	What is the rationale for limiting the number of winders allowed?	In general, landings shall not have any step or drop, except that in dwelling units, one winder is allowed in every 90-degree turn. The underlying principle is to meet the performance requirement for staircases to have sufficient landing space to break a fall and provide a place for rest.
2	Is one centre step at a landing allowed where there are no winders proposed? ie. square landing, then step, then another square landing. If not, then what is the reason?	One centre step at the landing is not allowed. The requirement in Approved Document E3.5.4 is that a landing shall not have any step or drop as this would form a tripping hazard.

#### VENTILATION

S/N	Participant's Feedback / Enquiry	BCA's Response
3	The submission of the jet fan as alternative solution to BCA, can M&E PE be allowed to submit the plan to BCA?	For the use of jet fan as alternative solution, in-lieu of ductwork for mechanical ventilation of carpark, as per section 9(2) and (3) of the Building Control Act, QP(BP) shall exercise due diligence to ensure the alternative solution satisfies the objective and performance requirements that are prescribed by the building regulations; or appoint and obtain the certification of the M&E PE who has such requisite specialist knowledge for the alternative solution. For the latter case, M&E PE would certify the alternative solution.

4	For common facilities in residential development, the allowed mechanical ventilation provision includes air-conditioning provision?	Residential buildings, other than houses built by owners for their own use, shall be provided with natural ventilation. For areas which mechanical ventilation may be provided (AD Clause G.2.4), QP can alternatively provide air-conditioning with fresh air supply in compliance with SS553.
5	On the provision of split unit air-conditioning without fresh air supply, are the provision of ventilation gaps (i.e windows or door sills) considered an acceptable source of fresh air supply?	The mode of ventilation for residential units is generally natural ventilation provided by means of window openings compliance with the Approved Document.  For spaces where the mode of ventilation is air-conditioning or mechanical ventilation, instead of natural ventilation, fresh air supply in compliance with SS553 shall be provided.
6	Is there a necessity for an M&E PE to submit to BCA for approval of the fresh air ventilation system, based on SS553.  Does M&E PE's submission for fresh air ventilation apply to landed houses as well, in a situation where there are internal bedrooms without access to fresh air ventilation?	M&E PE's declaration on provision of fresh air in compliance to SS553 provided in the Certificate of Supervision for Air-Conditioning and Mechanical Ventilation is required should the mode of ventilation be air-conditioning or mechanical ventilation.
7	For A&A project with no increase of GFA, is the M&E PE required to submit the certificate of BPD_CSC05 for ACMV certification?	Should ACMV be provided for spaces affected by the A&A works, M&E PE's declaration on provision of fresh air in compliance to SS553 provided in the Certificate of Supervision for Air-Conditioning and Mechanical Ventilation is required.
8	Is fresh air provision required to be provided to a not frequently occupied M&E plant room such as an Air-Conditioning electrical room and lift access with proper staircase and corridor which exceeds 2.50m based on SS:550?	All rooms (except storeroom /private lift lobby not exceeding an area of 6 sqm) shall be provided with ventilation in compliance with the Approved Document.
9	Does the requirement for minimum and recessed airwells size apply for an owner occupied house?	The requirement is applicable to all spaces that are naturally ventilated. This includes spaces in owner occupied houses.
10	In a condominium project, can the Gym be provided with both air-conditioning and natural ventilation?	Minimally one mode of ventilation shall be provided to the gym. It can be either natural ventilation or air-conditioning with fresh air supply in compliance with the Approved Document.

<b>USE OF GLASS AT HEIGHT</b>		
S/N	Participant's Feedback / Enquiry	BCA's Response
11	For adjustable glass louvres more than 2.4m (commonly use in schools), is it sufficient to use glass such as 6mm float glass if glass is not use as a safety barrier?	Please refer to Approved Document Clause N for Use of Glass at Height, clauses N.3.2 to N.3.4. Where glass is used as a part or whole of the façade, roof, canopy or other type of glazing, located at a height of 2.4m or more, float glass, heat strengthened glass, laminated glass or other glass not prone to spontaneous breakage shall be used. Where glass prone to spontaneous breakage is used at height, appropriate measures shall be taken to prevent injury from spontaneous breakage, these measures include suitable protection such as installation of screens or shields, or ensuring glass used comply with SS 341: Specification for Safety Glazing Materials for Use in Buildings.
<b>HEAT SOAKED LAMINTED GLASS</b>		
S/N	Participant's Feedback / Enquiry	BCA's Response
12	For new projects, is it acceptable to provide laminated tempered glass for full height windows? Is heat-soaked tempered glass compulsory or recommended?  Will heat soaking be applicable to tempered glass used around escalators?	SS653 recommends heat soaking of all monolithic tempered glass used at places where there is high risk of human impact. BCA encourages the industry to adopt the same good practices in SS 653.  In addition, if tempered glass is used as a safety barrier around escalators, the requirements of Approved Document Clause H.3.5 would also apply and tempered laminated glass shall be used.
<b>MAINTAINABILITY OF AIR-CONDITIONING LEDGES</b>		
S/N	Participant's Feedback / Enquiry	BCA's Response
13	Does the slides on provision of sufficient maintenance space for AC ledges apply to AC ledge under strata area?	The slides on provision of sufficient maintenance space for AC ledges is a good practice guide that QPs may consider in their design of AC ledges regardless whether the AC ledge is in strata area or common area.
14	It was mentioned that stacking of air-conditioner condensing units in AC ledge is not allowed. Is this a new guideline and mandatory requirement?	As mentioned in the presentation, this is a good practice guide to enable maintenance of the AC units.

DAYLIGHT REFLECTANCE		
S/N	Participant's Feedback / Enquiry	BCA's Response
15	Do open sided pavilion columns need to comply with daylight reflectance?	Yes. All façade and exterior surfaces are required meet daylight reflectance requirements.

LIGHTNING PROTECTION SYSTEMS		
S/N	Participant's Feedback / Enquiry	BCA's Response
1	Please advise if Lightning Protection System (LPS) lightning tape can be painted under SS555:2018?	The LPS consists of three main components: the air-termination system, down-conductor system, and earth-termination system. Protective paint is allowed for the air-termination system, up to a thickness of 1mm. Painting is also allowed for the down-conductor and earth-termination systems. For more information on these requirements, please refer to Amendment No. 1 of SS555:2018.
2	Please advise if LPS is required for open bridge without roof/shelters.	Under the Approved Document Section L LPS, a LPS is required to protect a building from the direct effects of lightning strikes and to safeguard its occupants from the risk of lightning current being discharged through the building. Even in the case of an unsheltered bridge, an LPS is still required and should be designed in accordance with SS555:2018. While protection from direct lightning strikes to a person is not required in this scenario in a park, it is important to provide shelter for people to seek refuge during inclement weather and thunderstorms. If metal railing is provided, it should be properly earthed to ensure safety.
3	For safety reasons, can LPS tapes along roof top parapets be concealed in concrete instead having them exposed?	It is important to note that tapes used as part of the air-termination system cannot be concealed in concrete, as this can compromise their effectiveness in intercepting lightning strikes. Such concealment is not permitted under SS555:2018.
4	Is LPS required for vehicular viaduct?	A LPS is required for viaducts to protect against physical damage caused by direct lightning strikes.
5	Any specific guideline for positioning the location of the lightning tape which illustrated in one of the slides?	When using lightning tape as part of the air-termination system, it should be placed near the edges of the exposed roof's parapet wall. The tape

		should be laid no more than 100mm away from the external edges to the center of the tape. For detailed design requirements, please refer to Part 3 of SS555:2018 Protection Against Lightning. Alternatively, you may consult your Electrical Consultant for guidance on your building's specific needs.
6	Is LPS required for site hoarding? There are some higher than usual, e.g., 12m height.	For construction site, site hoardings are usually earthed providing a safe pathway for lightning current to reach ground.
7	LPS – touch and step voltage on exposed conductors tape on roof, whether applicable to only habitable space on roof or all accessible roof space for equipment maintenance?	<p>For Type B habitable open spaces where people are regularly present and where full protection can be provided, LPS design for the protection of people against direct lightning strike and injuries from electric shock due to touch and step voltages shall be adopted to reduce the hazard to a tolerable level. It is not applicable for non-habitable M&amp;E roof accessible by only authorized maintenance. Lightning Warning Sign is required to be provided to all entrances to the roof.</p> <p>For protection of a person against the risk of touch and step voltage, it will be applicable for all habitable spaces. It is not applicable for M&amp;E non-habitable roof, open only to Maintenance Staff.</p>
8	According to some TOP inspection feedback, any lightning tape whichever is reachable by persons will not be acceptable such as next to a parapet, next to windows, even on kerb or areas that is reachable when stretch out the hand. Are there guidelines for this?	The Design PE can provide guidance on the required separation distance for protection against touch voltage resulting from lightning tapes in the vicinity of habitable areas, in accordance with SS555:2018. The code recommends using a natural down-conductor system to reduce the voltage to a tolerable level. Alternatively, a higher structure can be considered in the design to position the lightning tapes away from habitable spaces.
9	Is LPS required for large ground mounted solar PV panels installation?	The Design PE will need to conduct a Risk Assessment in consultation with the Owner to determine the need to protect the solar panels or any other M&E equipment. Under the BCA BC Regulations, it requires the PE to design the LPS for the protection of the building and its occupants. It is recommended that M&E equipment are protected with voltage surge arrestors.
10	For building LPS, is there any preferred method for the lightning down conductor.	Under the SS555:2018, natural down-conductor system is recommended.

11	Is the Signage for Lightning Warning Sign required for TOP inspection?	Lightning Warning Sign is required to draw attention of people to the danger of lightning strikes from approaching and during a thunderstorm in an open spaces. It is required to be provided as it forms part of the requirement under SS555:2018 for habitable and non-habitable roof spaces.
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### FINDINGS AND ISSUES FROM TOP INSPECTION AND APPLICATION

<b>TOP/CSC INSPECTION AND APPLICATION QUERIES</b>		
S/N	Participant's Feedback / Enquiry	BCA's Response
1	Is Developer/Owner included in the "Project Team" required to meet BCA to explain "incomplete site" requesting for TOP inspection.	The Developer / Owner, Builder and QP (BP) are required to meet BCA for cases of incomplete site identified in TOP inspections.
2	Please clarify if private landed dwelling needs to attain its EMA unit testing power turn on before application for TOP or not necessary?	Private landed house built by the owner for own use does not have to obtain EMA / SPPG clearance for TOP. Landed houses by developers with 10 units or more will require such clearance. Please refer to circular ref APPBCA-2018-01 dated 28 Feb 2018.
3	For landed house reconstruction by individual house owner, if SCDF consultation reply that Household Shelter is not required is already obtained, would this SCDF consultation reply suffice for the BCA TOP application?	Yes, the reply from SCDF would suffice.
4	For TOP item, the fibre readiness clearance is required for residential projects but not required for industrial projects say in Jurong Island? if not required, can the industrial project do away with the MDF room?	BCA does not mandate the provision of MDF room. Please check with IMDA on such omission.
5	Regarding windows at 1st storey swinging into the external apron at headroom less than 2m, does the headroom requirement apply to such scenarios in landed house build by developers.	The requirement is not applicable for such headroom issues caused by windows within dwelling units.
6	On providing a cage for cat ladders close to edge of buildings, any code of design to follow? Often, cage starting at 2m from FFL is provided. 1m gap between safety barrier and start of cage still allows for fall from height.	You may refer to MOM on the cat ladder and cage requirements.



7	<p>For TOP/ CSC application, when do we need to use TOP portal? or we can still submit via Corenet?</p> <p>Can we submit CSC through Corenet for minor A/A works to factory building?</p>	<p>In general, for projects involving BP submission, the TOP/CSC application should be submitted via the TOP/CSC Portal, unless otherwise specified. For landed house built for owner's own use, we have streamlined the process such that they will no longer require a TOP inspection. The QP should submit the TOP/CSC application directly via e-CORENET. Please refer to circular 15 Dec 2020 for more details.</p>
8	<p>For project without BP submission i.e E series project, is TOP application to be done through Corenet 2.0?</p>	<p>Yes, for such projects the TOP application can be submitted via Corenet 2.0.</p>
9	<p>When BCA sends a WD on the TOP portal, there is no email to the QP informing a WD has been posted. Only when TOP or CSC approval has been issued, there is an email sent out. Can BCA rectify this issue.</p>	<p>Email notification will be sent to the email address registered by the QP in the system.</p>
10	<p>For deploying a mobile crane for a subsequent partial TOP, should the QP consult the MOM through BCA or Contractor/ Builder have to consult the MOM through BCA?</p>	<p>Partial TOP will not be granted if there is any deployment of any type of crane within the development. Please see circular ref BCA BC 15.0.3 dated 16 Jan 2014. The QP should consult BCA early for any special consideration.</p>
11	<p>For a subsequent partial TOP application, should the QP submit hoarding plans along with the Phasing Plans?</p>	<p>Yes, the QP should submit the hoarding plans. The hoarding plan shall include the location of hoardings and photos to ensure that the parts that may be occupied are separated from the other parts under construction with proper hoardings.</p>
12	<p>For lifts that require the Owner to apply PTO, many times this submission derails the TOP process. Can these lifts be considered as a separate phase for TOP?</p>	<p>Separation of lifts to a later phase for TOP can be accepted. However, the conditions for partial TOP such as access for persons-with-disability, hoarding provisions and separation of completed areas from on-going construction etc. must be complied with.</p>
13	<p>BCA code states that landed residential dwellings do not need to comply with safety barrier regulations. Is owner's undertaking letters still compulsory for submission at TOP submission stage?</p>	<p>This exemption is applicable for houses built by owner for their own use. The owner's undertaking letter is not required.</p>
14	<p>Does the 1.0m high barrier requirement apply to Strata Landed house interior staircase railing cum barrier?</p>	<p>Strata landed are considered Developer built. As such, the 1m safety barrier would apply to such developments.</p>

15	Are safety barriers required around floor maintenance access hatches?	Safety barriers are required if the fall from heights is 1m or greater. With secured access, the size of opening at barriers allowable can be up to 500mm in size at these maintenance areas.
16	For viaduct planter box, the maintenance footpath is not accessible by Public and only accessible by maintenance personnel. In this case, do we need to design the railing as per safety barrier requirement? As viaduct only require ST submission and do not require BP submission.	
17	Regarding railing at staircases which double as barrier at 1000mm in height, can this be less than 1000mm at landing as the railing winding geometry is always less than satisfactory.	
18	Do barriers need to be provided at the doorway of a M&E riser/shaft, if the riser/shaft is hollow and not slab over?	Yes. The project team is also reminded to submit ST and BP for load bearing slab in risers/shafts.
19	Safety barrier height require to be minimum 1m high, however the railing maximum height is to be kept within 1m. We would like to seek clarification if there any tolerance if the safety barrier is also designed as a railing.	Safety barriers at staircases acting as handrails are required to be exactly 1m in height regardless of location.
20	What is the safety barrier height required at planter boxes?	Planter boxes constitute surfaces considered as footholds. Hence, there needs to be either (a) a barrier height of 1m before/at the planter box or (b) 1m barrier from the foothold.
21	How wide is the foothold/kerb before the height of 1m is taken reference from on barrier on top of the planter area.	Toehold is identified when the flat surface is 50 mm or greater but less than 150mm and at height of less than 600mm. Foothold is identified when the flat surface is 150 mm or greater and at heights less than 1m.
22	Does the landscape lighting junction box or landscape spike light constitute as toehold/ foot hold elements?  Some of these elements may sink down the soil if being stepped on, to what extent would the height of the fall prevention be measured?	If these elements are foothold/toehold by the barrier, please take into consideration issues regarding fall from height.  Toehold is identified when the flat surface is 50 mm or greater but less than 150mm and at height of less than 600mm. Foothold is identified when the flat surface is 150 mm or greater and at heights less than 1m.

23	Does a surface with more than 150mm width but slanting at 45 degrees consider a foothold?	Any surfaces, even if more than 150mm width, angled at 45 degrees or more will not be considered a foothold.
<b>360 VIDEO INSPECTIONS</b>		
S/N	Participant's Feedback / Enquiry	BCA's Response
24	For better efficiency & quality control, 360 video capability can be enhanced with collaboration capability which allow all parties to do real-time changes /discussions for immediate understanding. BCA can also be invited for TOP inspection virtually.	Thank you for your interest. Please contact your TOP Processing Officer in charge of your project on your interest and the Team can work out a pilot on the 360 Capture.
25	Possible to share how a project can join the pilot 360 capture?	
26	For TOP/CSC inspection, are we allowed to submit regular photos instead of 360 videos?	For inspections where the requirement is for photos, you may continue to send photos instead of 360 degree captures.
27	Will there be an in-depth sharing or courses to understand the execution of 360 capture inspection from BCA?	We would be sharing more details on this in the later part of the year. Do keep a look out for it.
28	Is there a minimum project scale to use capture 360?	At the current stage we are looking to pilot at different projects. Please contact your TOP Processing Officer-in-charge of your project on your interest and the Team can work out a pilot on the 360 Capture.

<b>EVIDENCE-BASED APPROACH FOR CD COMMISSIONING OF LANDED PROJECTS</b>		
S/N	Participant's Feedback / Enquiry	BCA's Response
1	Is household shelter video commissioning applicable to landed single dwelling houses?	The proposal is applicable for all landed residential projects.
2	How can we provide feedback for the videos of commissioning tests for landed houses?	There is a feedback form provided in the presentation slides (via QR code).
3	I would like to understand the purpose of switching to the Evidence-based approach for commissioning of HS? It seems to me that in terms of overall manpower and time spent, the previous system of having a physical inspection would still be more effective, faster, and	We have received feedback from the industry that they require an appointment with BCA for conducting commissioning inspections. Therefore, implementing evidence-based inspections would provide flexibility to the industry, enabling them to take responsibility, exercise

	reduces the possibility of having back and forth written directions/resubmissions.	ownership, and self-regulate. By managing the inspections and submitting the required documentation to us, builders and Qualified Persons (QP) can derive benefits from this approach.
4	Is it for all units or sampling for QP's testing of HS?	The proposal is still under discussion and the details will be released at a later date.
5	Private lift shaft to be accessible at top/lowest and preferably at an intermediate floor, what is the overall height of the shaft are we looking at?	Considerations for the overall height of the shaft can be referred in SS550, the extreme positions of the lift car and the refuge spaces can be referenced under 5.2.5.6.1.1. Access for rescue and maintenance is separate.
6	Can we clarify if existing HS is exempted from BCA inspection for A&A works? We had a project during inspection where the BCA officer commented that we should not have submitted for inspection although it is listed on the website that we should have.	In general, if the shelter structures and setback remain unaffected, there is no need to submit plans or apply for commissioning inspection. However, if you have any doubts, we strongly recommend scheduling a consultation with us. Our team will assess the scenario and project details to advise you accordingly.
7	As we are pushing for certification & testing standards, can we have accredited labs to do the CD shelter testing?	We will be prepared to consider and explore this suggestion if the accredited lab can effectively and competently carry out the third-party audits on the commissioning tests.
8	There are instances where the HS setback is not possible to clearly show in photo due to other rooms located within the setback. How to deal with such scenarios?	At the face where there is obstruction due to wall/room located within the setback, QP may provide photos to show that the location of HS was built according to the approved plans.
9	We have one project where the door gap over by 2mm with door width 806mm and BCA commented to replace the door frame to comply with the requirements but the pressure test is pass. Can BCA advise?	To ensure that HS door remains intact when subjected to blast load, the design gap between the door and door frame shall be 5mm with the doorframe clear width of 800mm. The maximum gap allowable shall not more than 6mm (1mm tolerance along hinges) and 7mm (2mm tolerance along locking pins). Therefore, the maximum clear width of doorframe shall not exceed 803 mm, failing which door replacement is required. To ensure air tightness of the shelter compartment, the HS shall pass the air-tightness test in accordance with the Technical Requirements. Fulfilling such requirements of door gap (clear width) and air-tightness test are important to ensure that the HS serves its intended functionality.

## LIFTS & ESCALATORS

S/N	Participant's Feedback / Enquiry	BCA's Response
1	Can a lift motor room be accessed through another plant room provided clear width of 1m and height of 2m is avail through the plant room?	The lift motor room should be provided with its own access route, independent of other non-lift related working spaces. This is to ensure that the access to the lift motor room is clear for maintenance or rescue works to be carried out at any time and will not be affected by any accessibility issues in other working spaces.
2	Can lift sump pump be proposed in the lift pit? Is there a code requirement for lift sump pump provision?	The lift well should be exclusively reserved for lift related components and equipment. It should be properly waterproofed to prevent water ingress. Where a sump pump is required, it should be installed outside the lift well, with separate access being provided for maintenance.
3	We noted that the sump pump should not be left inside lift pit, would there be a need to do a sump pit? or do a slope towards one corner in lift pit?	
4	We noted that lift pit should be properly waterproofed to prevent water from seeping into the pit and there should be no water entering the lift pit. Providing a sump can imply that the lift pit is not properly waterproofed. As a SPE, the lift PTO will not be issued.	
5	Please kindly clarify on the definition of "sheltered passageway"? Do you refer to "roofed"?	
6	We would like to clarify if platform elevators (similar type use in landed homes) be used in commercial shophouse?	Vertical platform lifts installed in public places are meant for providing accessibility for passengers with impaired mobility and should not be installed to travel a difference in level of more than one storey.
7	Does Lift PTO application require BCA TOP application TS number? If yes, TOP application and inspection book will then need to be submitted early (sometimes before practical site completion) in order to furnish the TS number for Lift PTO application. Could BCA clarify?	A lift will need to obtain both TOP and a valid PTO to be operated. Therefore, the PTO application should be made when the project is ready for TOP inspection or application (if there is no requirement for TOP inspection).
8	We would like to clarify for lift PTO application, applicant can only apply with the TOP ES number. In the past, when we apply for BCA site inspection, we can use the ES number to apply PTO. Now for landed house, since no more TOP site inspection and we can only	Once the PTO application is approved, the project QP will apply for TOP/CSC for the entire project including the new lifts.

	submit TOP application after we obtain PTO. So how can we have the ES number up front to apply PTO?	
9	Under SS550:2020, what is the minimum lift overrun required?	<p>Overrun is not specified in the code requirements. It depends on the design requirements of the specific lift model.</p> <p>Instead, the code (SS550:2020) requires the provision of refuge spaces and clearances of top of equipment on car roof or balustrades to the shaft ceiling when the lift car is at the highest position.</p> <p>The highest or extreme position of the car is dependent on the counterweight buffer stroke, counterweight runby, rated speed of lift etc. You can refer to 5.2.5.6.1 of SS550:2020.</p>

## ACCESSIBILITY AND UNIVERSAL DESIGN

ACCESSIBILITY CODE REQUIREMENTS		
S/N	Participant's Feedback / Enquiry	BCA's Response
1	With regards to secondary accessible route provision. Why is the secondary route recommended width 1.5m not 1.2m if the primary route provided is 1.8m?	1.2m is the minimum width for secondary access routes. We recommend QPs to design adequate corridors widths to accommodate the need of different users.
2	For the accessible primary routing of width of 1.8m will BCA allow for a pinch point to be at 1.2m minimum? (Due to presence of a columns or unavoidable obstructions that would require 1 point of the 1.8m route to be reduced to 1.2m?)	Minimum 1.8m clear width must be provided for the entire length of the primary access route.
3	For shops integrated in Condominium can we apply the 1.5m handicapped route instead of 1.8m in commercial.	The primary accessible route must be a minimum of 1.8m width for the shops/commercial areas.
4	For Code of Accessibility, is 1.8m (commercial) clear applicable for tenancy fit out works? If so, we noted clear width is derived from partition and walls, how about furniture (e.g. supermarket aisle?).	Minimum 1.8m clear width is required at commercial spaces for complying with Accessibility Code in the building plan submission to BCA.

5	Is the Detectable Warning System (DWS) required to be across the full width of the staircase landing?	DWS shall be applied across the full width of staircase. Non full width can be considered if there are space constraints and is assessed on a case-by-case basis.
6	For DWS at staircases & ramps, as most DWS tiles are 300mm wide, the width of 3 full pcs will be 900mm, which is only 100mm less than most 1,000mm wide staircases. Using full tiles would avoid cut tiles/workmanship issues. Is this acceptable?	We can accept this specific scenario as described. Designers should still ensure that the DWS be extended across the entire width of the staircase as far as possible.
7	For DWS at staircases, if there is a handrail at the center of staircase more than 2m. Should the DWS be provided across the entire width of staircase? Will a break in between the center handrail is acceptable?	DWS must be applied across the entire width of staircase. For case specific scenarios, please contact your BP processing officers or write in to us with more details.
8	For tactile tile, apart from the regular "dotted" tiles commonly found, what level of tactile difference is acceptable?	DWS are required to have contrasting colour and discernible textural characteristics from the surrounding floor finish. There is a variety of treatments to floor surfaces that can aid the visually impaired/white cane user to detect the differences. If in doubt, you can submit photos and samples of both the DWS and the surround floor finish to your building plan processing officer for advice.
9	For ramp linking between POB (within LTA RRL) with HDB's MSCP, do we need to provide accessibility route? If Town Council confirmed that accessibility route is not required, are we allow to not provide ramp for accessibility.	The requirement to provide accessibility is applicable to projects that have building plans submitted to BCA.
10	Level access for common areas, residential access and bathrooms. If there is a 25mm drop in retrofitting bathroom, would it still be applicable under the UDi checklist?	With reference to the UDi checklist, you should NOT select Y/Yes for "Levelled entrances into unit/bathrooms" if there is a 25mm drop.
11	For the larger accessible individual washroom, is the 1m clearance in front of the WC required for the wheelchair user? It was not indicated in the Accessibility code diagram.	As per clause 5.1.3 of the Accessibility Code 2019, the WC in the larger accessible toilet must comply with clause 5.2 (the typical individual washroom WC requirements). In addition, a larger clear space of 900mm by 1500mm next to WC is required for larger accessible individual washrooms. This is to cater to users with larger personal mobility devices. Please refer to Fig 51 of the Code for the acceptable layout.

12	Is the 1m x 1m box applicable to the ambulant toilet with water closet and wash basin in 1 row, or just water closet?	The 1m x 1m clear space applies to bathroom for future retrofitting in a residential unit.  As per clause 7.3.5 of the Accessibility Code 2019, bathroom for future retrofitting must have unobstructed passageway with minimum width of 1000mm leading from the doorway to the water closet and wash basin.
13	If the project is awarded in 2017, but BP plan to be submitted in 2023. do we need to comply to code version 2013 or 2019? as we noted there is some update on the ramp requirements.  Further to the question above regarding the plan submitted and the accessibility code version, we noted it is based on the plan lodged in date. Does the plan lodged in date include ST plan or refer to BP plan only?	BCA imposed the Accessibility Code versions based on the date of plans submitted to BCA. If the first plan submitted to BCA is on or after 6 Jan 2020, please refer to the Accessibility Code 2019 for compliance.  First plan includes ST plan and BP plan.
14	Please clarify if BFA applies to temporary building, e.g. showroom?	BFA requirements generally do not apply to temporary buildings.
15	Is 25mm drop allowed in public toilet similar to the future retrofitting for resident units?	There must be no level difference at the doorway into the public accessible toilets.
<b>UNIVERSAL DESIGN INDEX (UDI)</b>		
S/N	Participant's Feedback / Enquiry	BCA's Response
16	Does UDi applies for Industrial building?	Yes
17	Is UDi applicable to all buildings regardless of GFA? Will I be required to submit it during TOP/CSC?	Submission of UDi is required for any BP (including amendment) or TOP applications. Landed residential buildings, linkways, and small buildings with GFA smaller than 500sqm are exempted. For more details, please refer to the UDi guide on the applicable scenarios at <a href="https://go.gov.sg/bcaud-guides">https://go.gov.sg/bcaud-guides</a>  You will be required to submit UDi during BP or TOP/CSC.
18	For projects obtained BP before 1 September 2022 but not going for TOP after 1 Sep 2022, is UDi checklist required for TOP?	By now, all BP or TOP applications need to submit UDi as part of your application.



19	Will there be an update to the green mark scoring- health and wellness - 3.1- as it is dependent on UD Mark accreditation? This is with regards to UDi implementation.	We have equivalent ratings under the UDi when compared to the previous UD Mark. You can refer to <a href="https://go.gov.sg/bcaudi-faq">https://go.gov.sg/bcaudi-faq</a>
<b>ACCESSIBILITY FUND</b>		
S/N	Participant's Feedback / Enquiry	BCA's Response
20	Does Enhanced Accessibility Fund apply to public buildings?	Accessibility Fund is for private buildings only.
21	If the project is not pre-1990, but the lift do not comply to accessibility requirement. Can still apply for the funding?	Accessibility Fund for basic accessibility features and/or lift installation is only applicable to pre-1990 private buildings (excluding commercial and institutional buildings).
22	Are Pre-1990 industrial buildings eligible for the Enhanced Accessibility Fund?	Industrial buildings without any existing accessible features are likely to be eligible for the Accessibility Fund. Please contact us with more details for further assessment.
<b>BASIC ACCESSIBILITY LEGISLATION</b>		
S/N	Participant's Feedback / Enquiry	BCA's Response
23	Does the new Basic Accessibility Legislation apply to pre-1990 buildings?	It applies to all buildings without any basic accessibility features with GFA more than 500sqm which are of commercial and/or institutional use. These buildings are typically built before 1990.
24	Is the basic accessible feature to the A&A project including the clearance requirement?	To comply with the Legislation of Basic Accessibility, a wheelchair accessible entrance, wheelchair accessible route to common facilities and a wheelchair accessible toilet must be provided.
25	Regarding Basic Accessibility Legislation, does the requirement apply to building with more than 500sqm but the A&A area is less than 500sqm?	Yes. The requirements for the Basic Accessibility Legislation applies. It is regardless of the extent or location of the A&A works.
26	Is Basic Accessibility Legislation applicable to all sites including industrial area such as ports?	It is applicable to commercial and/or institutional developments with more than 500sqm GFA. For industrial buildings, business park and light industrial buildings with significant office components are also included.

27	For building with GFA more than 500sqm, how do we appeal if there are site or structural constraint to comply with the Basic Accessibility Legislation.	You may refer to our compliance booklet ( <a href="https://go.gov.sg/bcaud-basiclegis">https://go.gov.sg/bcaud-basiclegis</a> ) for some of the solutions available.
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<b>OTHER QUERIES</b>		
S/N	Participant's Feedback / Enquiry	BCA's Response
1	Could BCA advise the stakeholders of construction industry (Architect & Engineers etc) what is happening with CORENET 2.0, it is hard to appreciate CORENET 2.0 as an improvement.	CORENET 2.0 (CN2) is a technological upgrade that replaces the 20-year-old CORENET 1.0 e-Submission System. Since its launch in August 2022, various improvements have been implemented, such as increasing the system's capacity, enhancing validation checks to prevent rejections, and improving the response time of the Helpdesk and Calls. BCA and the vendor will closely monitor any issues with CN2. The team will reach out to affected firms to address the issues and work towards resolving them. We value your ongoing feedback and suggestions on CN2 as we work together to enhance the system.
2	We would like to share that there are many restriction and non-flexibilities while filling up of the xfdx form (i.e. using the copy and paste function and changing of date). We hope that the form can be more flexible in future.	Thank you for your feedback. We will take it into consideration during our review process.
3	<p>Is CORENET X solely for BIM Submission? Does submissions that not require BIM still use CORENET 2.0?</p> <p>Once CORENET X is launched, does it mean CORENET 2.0 will be discontinued?</p>	Please refer to CORENET X circular dated 1 Feb 2023 or CORENET X website for more information on CORENET X.