

ANNEX A: PROPOSED BUILDING CONTROL (PERIODIC INSPECTION OF BUILDINGS AND BUILDING FACADES) REGULATIONS 2021 FOR THE PURPOSE OF PART V OF THE BUILDING CONTROL (AMENDMENT) ACT 2020

Periodic Structural Inspection (“PSI”)

To provide updates in respect of periodic structural inspections under Section 24 and Section 25 of the Building Control (Amendment) Act 2020. The key proposed amendments are as follows:

No	Item	Provisions under the proposed Building Control (Periodic Inspection of Buildings and Building Facades) Regulations 2021	Rationale/Comments
1	Duties of owner	<p><u>Notice of appointment of structural engineer</u> An owner of a building specified in a structural inspection notice, after appointing a structural engineer or a replacement structural engineer, must notify the Commissioner of Building Control by the 7th day after the end of 2 months after the date of the structural inspection notice. Such notice must:</p> <ul style="list-style-type: none"> (a) state the name of the structural engineer appointed; and (b) contain a statement, signed by that structural engineer, confirming the appointment. 	This provision prescribes the requirement that a building owner has to comply with after a structural engineer is appointed, and the timeline for compliance.
2	Additional requirement on structural inspection	<p>The appointed structural engineer must personally carry out a visual inspection of the building, which must include a visual survey of:</p> <ul style="list-style-type: none"> (a) the condition of the building (b) the loading on the structure of the building (c) whether there is evidence of any structural works that are or were carried out without any prior approval of the plans of those works where prior approval is required by Part II of the Act. <p>[New]</p>	In carrying out a visual survey, a structural engineer must identify structures that are not reflected in approved plans.

Periodic Façade Inspection (“PFI”)

To prescribe requirements in respect of periodic façade inspections under Section 24 and Section 25 of the Building Control (Amendment) Act 2020. The key provisions are as follows:

No	Item	Provisions under the proposed Building Control (Periodic Inspection of Buildings and Building Facades) Regulations 2021	Rationale/Comments
1	Meaning of “façade” of building	<p><u>Meaning of “façade” of building</u></p> <p>The “façade” of a building means the exterior of the building, any exterior feature attached to the building, and the following parts of a building located on or near the exterior of a building:</p> <ol style="list-style-type: none"> any signage or advertising structure and its supporting structure installed for 36 months or shorter, a structural supporting system and the structural supporting system’s components that may be used to attach to, or that supports or may support for use with, the building, for 36 months or shorter, any externally mounted equipment. 	To specify the parts of a building that are part of the “façade” of a building that is subject to PFI
2	Duties of owner	<p><u>Duties of owner served with notice to inspect façade</u></p> <p>When a building owner is served with a façade inspection notice, the owner must appoint a competent person to carry out the required inspection works within 2 months after the date of the façade inspection Notice.</p> <p>The owner must replace the competent person within 2 months after the date the owner becomes aware that the competent person is unable, or does not intend, to carry out or continue carrying out the façade inspection.</p> <p>After appointing a competent person or a replacement competent person, the owner must notify the Commissioner of Building Control of the appointment by the 7th day after the end of 2 months after the date of the façade inspection notice.</p>	This provision prescribes the duties of a building owner after a façade inspection notice is served on the building owner, and the timeline for compliance.
3	Requirement to be competent person	A competent person must attend and successfully complete the course “Certificate in Façade Inspection” conducted or developed by the Building and Construction Authority, solely or jointly with any other person.	This provision prescribes the requirement to be a competent person.

No	Item	Provisions under the proposed Building Control (Periodic Inspection of Buildings and Building Facades) Regulations 2021	Rationale/Comments
4	How façade inspection is to be carried out	<p><u>Performing a façade inspection</u> A complete façade inspection involves the procedures below:</p> <p>(a) <u>Façade inspection:</u></p> <ul style="list-style-type: none"> (i) a visual inspection of the entire façade of the building using photographic cameras (ii) a close-range inspection on suitable parts of each elevation of the building (being at least 10% of the surface area of each elevation) to assess the condition of the façade along vertical drops or trails, using a probing tool, or a borescope or a scanning equipment which does not require special training to operate or use. (iii) The use of other equivalent methods, technology or equipment for visual and close-range inspections will require the approval of the Commissioner of Building Control. <p>(b) <u>Full façade investigation:</u></p> <ul style="list-style-type: none"> (i) After carrying out a visual inspection and close-range inspection of the building's facade, the competent person must, and only with prior approval of the Commissioner of Building Control, carry out a full façade investigation if he/she is of the opinion that a full façade investigation is necessary to (a) ascertain the cause of the excessive defects, and (b) recommend appropriate rectification measures. (ii) The application for approval of the Commissioner of Building Control to carry out a full façade investigation must be accompanied by: <ul style="list-style-type: none"> i. an interim report ii. information on the building's façade; and iii. a proposal on the façade areas and tests involved in the full façade investigation. 	<p>This provision prescribes how the appointed competent person must perform a façade inspection, including the tools that may be used by the competent person.</p> <p>Visual inspection and close-range inspection should first be carried out. The competent person may then seek approval from the Commissioner of Building Control to perform a full façade investigation if such full façade investigation is assessed by the competent person to be necessary.</p>
5	Report requirements	<p><u>Report requirements</u> After carrying out a visual inspection and a close-range inspection of the building's façade, the competent person must prepare a report if he/she:</p> <ul style="list-style-type: none"> (a) is of the opinion that the façade of the building is safe; (b) is of the opinion that the defects do not necessitate a full façade investigation; or (c) has no approval granted by the Commissioner of Building Control for a full façade investigation. 	<p>This provision prescribes when the competent person is required to provide a report on the results of the visual inspection and close-range inspection of the façade, and the requirements that</p>

No	Item	Provisions under the proposed Building Control (Periodic Inspection of Buildings and Building Facades) Regulations 2021	Rationale/Comments						
		<p>A façade inspection report must contain:</p> <ul style="list-style-type: none"> (a) a detailed description of the visual inspection close-range inspection of the façade, and any full façade investigation conducted by the competent person; and (b) analyses of observations about the condition of the façade, and of every test conducted during the visual inspection, close-range inspection and the full façade investigation; and (c) recommended rectification works by the appointed competent person 	the competent person must comply with when preparing the report.						
6	Vicarious visual inspection or close-range inspection	<p>The competent person may carry out a visual inspection and close-range inspection in person; through a façade inspector under direct supervision, or by engaging a person providing the approved equivalent method, technology or equipment (“service providers”)</p> <p>If the competent person engages service providers to perform façade inspection, he/she has to ensure that the service is performed under his/her or his/her façade inspector’s direct supervision. The competent person also has to personally review all outputs from the service provided.</p>	This provision prescribes how a competent person may carry out façade inspections. Regardless of the method used by the competent person, the competent person will be held fully responsible for the visual and close-range inspections and any full façade investigation performed.						
7	Requirements to be Façade Inspector	<p><u>Qualifications, working experience and accreditation of a façade inspector</u></p> <p>A façade inspector must possess the following qualifications and working experience:</p> <ul style="list-style-type: none"> (a) a certificate evidencing attending and successfully completing the “Certificate in Façade Inspection” course; and (b) qualification and minimum working experience from any group in the table below: <table border="1" data-bbox="568 1171 1509 1409"> <thead> <tr> <th>Group</th> <th>Qualification</th> <th>Required minimum working experience</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>- University degree/postgraduate master’s degree/doctoral degree in C&S* discipline, recognised by the Professional Engineers Board for registration as a professional engineer</td> <td>3 months continuous in the civil and structural field</td> </tr> </tbody> </table>	Group	Qualification	Required minimum working experience	1	- University degree/postgraduate master’s degree/doctoral degree in C&S* discipline, recognised by the Professional Engineers Board for registration as a professional engineer	3 months continuous in the civil and structural field	This provision prescribes the qualifications and working experience required for an individual to be a façade inspector, and the organisation that a façade inspector must be accredited with.
Group	Qualification	Required minimum working experience							
1	- University degree/postgraduate master’s degree/doctoral degree in C&S* discipline, recognised by the Professional Engineers Board for registration as a professional engineer	3 months continuous in the civil and structural field							

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				<p>- a Chartered Engineer registered by the Engineering Council United Kingdom in the C&S* discipline</p> <p>- Any local C&S* diploma/degree</p>		
			2	A university degree or any other professional qualification that entitles one to be registered as an architect under the Architects Act	3 months continuous in the architectural field	
			3	<p>- A diploma in any construction-related field from any local polytechnic or the BCA Academy; or</p> <p>A National Certificate on Construction Supervision from the BCA Academy</p>	<p>At least 1 year of relevant practical experience in full-time supervision of structural works in construction sites in Singapore; or</p> <p>1 year of façade-related working experience</p>	
			4	A diploma or higher certificate from any foreign polytechnic in C&S*	<p>At least 2 years of relevant practical experience in full-time supervision of structural works in construction sites; or</p> <p>2 years of façade-related working experience</p>	
			5	A degree from any foreign universities in C&S* that does not entitle one for registration as a	At least 2 years of relevant practical experience in full-time supervision of	

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			professional engineer under the Professional Engineers Act	structural works in construction sites in Singapore; or At least 2 years of façade-related working experience		
6	A Chartered Building Surveyor registered with the Royal Institution of Chartered Surveyors	At least 1 year of façade-related working experience occurring within 2 years immediately before accreditation				
7	A university degree in architecture that does not entitle one to be registered as an architect under the Architects Act	At least 2 years of façade-related working experience occurring within 3 years immediately before accreditation.				
8	GCE 'N' (Normal) Levels, GCE 'O' (Ordinary) Levels, GCE 'A' (Advanced) Levels, National ITE (Institute of Technical Education) Certificate, Diploma or a substantially equivalent qualification	At least 10 years of façade-related working experience occurring within 12 years immediately before accreditation				
		<p>* Civil Engineering or Structural Engineering</p> <p>A façade inspector must be accredited with the Joint Accreditation Committee established by the Institution of Engineers, Singapore, the Association of Consulting Engineers Singapore and the Building and Construction Authority for the accreditation of façade inspectors.</p>				