

25 May 2020

ADVISORY FOR A SAFE AND CONTROLLED RESTART OF THE CONSTRUCTION SECTOR FROM 2 JUNE 2020

1. The Multi-Ministry Taskforce announced on 19 May 2020 that the Circuit Breaker measures will gradually ease from 2 June 2020. Construction work will also be allowed to resume in phases but in a safe and controlled manner to minimise the risk of a COVID-19 resurgence.
2. Under the COVID-19 (Temporary Measures) Act 2020 ("**COVID-19 Act**") and the COVID-19 (Temporary Measures) (Control Order) Regulations 2020 ("**Control Order**"), all Construction Projects, Supply Works¹, Renovation Works and Construction Account Works² which have been suspended during Circuit Breaker shall remain so even after 1 June 2020, until such time when the Building and Construction Authority's (BCA) approval on behalf of the Ministry of Trade and Industry (MTI) is obtained for the relevant works to be restarted. Please refer to Tables 1 and 2 for the restart criteria that are applicable to the respective types of works. More details for Renovation Works will be given shortly.
3. Companies previously approved by MTI during the Circuit Breaker to carry out essential site activities as indicated in Annex A of BCA Advisory dated 2 May 2020 at construction projects (e.g. maintaining site safety, vector control, instrumentation and monitoring) and other types of Construction Account Works (refer to Table 2) are required to make the necessary submission to BCA and have their employees³ (both locals and foreigners) tested for COVID-19 **by 15 June 2020**, failing which the companies will not be allowed to deploy their employees beyond 15 June 2020. These works in this paragraph will be referred to as "**Earlier Permitted Activities**".
4. For a start, BCA expects about another 5% of the construction workforce to gradually resume work in the month of June (i.e. a total of 10% of the construction workforce is expected to

¹ "Supply Works" refers to works carried out at (a) a conventional precast concrete yard, (b) an integrated construction and prefabrication hub (ICPH), (c) a prefabricated prefinished volumetric construction (PPVC) fit-out factory, (d) a prefabricated bathroom unit (PBU) fit-out factory; (e) a prefabricated mechanical, electrical and plumbing (MEP) factory; (f) a ready-mixed concrete (RMC) plant; and (g) a sand and aggregate terminal.

² "Construction Account Works" refers to all works excluding Construction Projects, Supply Works and Renovation Works, which are performed by Work Permit and S-Pass holders whose Work Permits and S-Passes state that they are from the "Construction Sector".

³For Singapore Citizens/ Permanent Residents/ Employment Pass holders that are not working at construction sites, they are not required to undergo swab tests. A summary on the swab test requirements can be found in Table 3.

be working in June, including about 5% of workforce who have been allowed to continue working during the Circuit Breaker period). These will be workforce working on a small number of critical infrastructure projects, those that have to continue for safety reasons and those listed under Supply Works in Table 1. Examples include MRT/ MRT/ Deep Tunnel Sewerage System (DTSS) tunneling projects, deep excavation works, bridge construction and works at precast manufacturing plants.

5. All companies approved to resume works for Construction Projects, Supply Works, Construction Account Works and previously approved companies performing Earlier Permitted Activities, must put in place safe management measures. These safe management measures are necessary to minimise the risk of a resurgence of COVID-19 at work sites, Design for Manufacture & Assembly (DfMA) factories, and at places of accommodation of foreign employees deployed to perform such work.

COVID-Safe Restart Criteria: Implementation of Safe Management Measures

6. Prior to restart, each company performing Construction Project, Supply Works, Construction Account Works must seek BCA's approval on behalf of MTI and comply with these three **COVID-Safe Restart Criteria**; i.e. **COVID-Safe Workforce**, **COVID-Safe Worksite** and **COVID-Safe Worker Accommodation and Transport**, where relevant.

- (a) **COVID-Safe Workforce:** Employees must download contact-tracing app TraceTogether by 1 June 2020 or when companies apply to resume works, whichever is earlier. Employers are required to establish a system to track the daily health status of workers, and to manage workers' social interactions on rest days.

Employers should also ensure their relevant employees undergo regular swab tests and fulfill the swab test requirements for the various types of employees involved in the respective types of works, as stated in Table 3.

Upon receiving companies' applications, BCA will contact eligible companies to arrange for employees to be tested. The policy on charging for testing is under review. In the interim, companies will not be charged for the tests. Subsequently, if any workers who are working are found to have missed regular testing, BCA reserves the right to withdraw any approval given for resumption of works.

(b) **COVID-Safe Worksite:** The national digital check-in system SafeEntry (NRIC version) must be deployed by the main contractor or occupier of the workplace premise to record all entries and exits, and strict safe management measures must be enforced at worksites to prevent major COVID-19 outbreaks, such as segregating workers by teams (based on accommodation and construction activity performed) to work at different work zones and having staggered breaks. Safe Management Officers (SMOs) and/or Safe Distancing Officers (SDOs) are to be appointed as part of safe management measures at worksite.

(c) **COVID-Safe Worker Accommodation and Transport:** Cohorting of workers by projects at their places of accommodation and providing dedicated transport between work sites and places of accommodation if workers are not residing at onsite accommodation.

It is essential for all companies along the value chain to cooperate and minimise the risk of a COVID-19 resurgence.

7. For **Construction Projects and Supply Works**, all three sets of COVID-Safe Restart Criteria listed in paragraph 6 must be complied with.

8. Companies performing **Construction Account Works** must comply with the COVID-Safe Workforce and COVID-Safe Worker Accommodation and Transport criteria, as well as Ministry of Manpower's safe management measures at workplaces after the Circuit Breaker period as detailed in prevailing law and MOM's advisory at <https://www.mom.gov.sg/covid-19/requirements-for-safe-management-measures>.

9. Resumption of administrative works in corporate offices, works on non-construction sites and essential services (e.g. maintenance of site safety, instrumentation & monitoring work, receiving of materials) do not require approval from BCA so long as such works do not deploy construction account work permit holders (WPHs) and S-pass holders. Nonetheless, telecommuting should be adopted to the maximum extent feasible. Those who have been working from home so far should continue to do so.

10. The full listing and details of the COVID-Safe Restart Criteria may be downloaded on BCA website at <https://go.gov.sg/bca-restart-criteria>

Differentiated Approval Process

11. BCA will put in place a differentiated approval process for companies seeking to restart Construction Projects, Supply Works, Construction Accounts Works and to continue with Earlier Permitted Activities after 2 June 2020. Please refer to [Table 4](#) for a summary of the application process, necessary documents and criteria.

12. BCA will identify selected **Construction Projects and Supply Works** for resumption of work from 2 June 2020, and notify the respective project owners and DfMA factories owners of the application process by 27 May 2020. Project owners and DfMA factory owners who do not receive notification from BCA by 27 May 2020 should expect to resume work at a later date. BCA will provide regular updates to the industry after monitoring the progress and COVID situation after the Restart.

13. Applications for the resumption of **Construction Account Works** may be submitted via <https://go.gov.sg/bca-construction-accounts>. Companies that have obtained MTI's approval to resume work on offsite premises (e.g. HQ offices, premises outside construction sites) or essential services and do not wish to deploy Construction Work Permit and S-Pass holders may continue to do so without BCA's approval.

14. Companies carrying out **Earlier Permitted Activities** as indicated in Annex A of BCA Advisory dated 2 May 2020 (e.g. maintaining site safety, vector control, instrumentation and monitoring), will also be informed of the submission process.

15. Businesses should continue to submit their manpower details via MTI's GoBusiness portal (<https://covid.gobusiness.gov.sg>) within two weeks of the date of resumption of operations or obtaining the relevant approval to restart works.

Audit and Inspection

16. An Audit and Inspection regime will be implemented, using technology solutions to check strictly implementation of COVID-Safe management measures. Main contractors and employers will be overall responsible to ensure compliance with the measures, including deploying technology to facilitate self-checks and supervision. BCA will likewise utilise technologies, as well as conduct selective physical audits and inspections, to ensure that those permitted to resume work will adhere

to all prevailing legal and regulatory requirements and put in place the procedures and COVID-Safe Management plans, or declaration checklists, approved by BCA on behalf of MTI.

Training

17. Personnel involved in Construction Projects, Supply Works, and Construction Account Works are required to attend relevant training to be familiarised with COVID Safe Management measures before being deployed to work. All workers are required to attend the **COVID-Safe Training for Workers**. SMOs and SDOs who will be responsible for the implementation and coordination of Safe Management Measures at workplaces will be required to attend the **Safe Management Officers Course for Construction**. For more details on trainings, please visit www.bcaa.edu.sg/BESafe

Updates and Clarifications

18. There will be regular reviews of measures and requirements as the global and local COVID-19 situations evolve. You are advised to refer to <https://www1.bca.gov.sg/COVID-19> for updates.

19. Please contact BCA at <https://www.bca.gov.sg/feedbackform/> or 1800-3425222 if you have queries or require clarifications.

Yours faithfully

ER. CHEW KEAT CHUAN
COMMISSIONER OF BUILDING CONTROL
BUILDING AND CONSTRUCTION AUTHORITY

Table 1

<p>List of Works where COVID-Safe Workforce, Safe Worksite and Safe Accommodation and Transport apply to:</p> <p>Construction Projects (excluding renovation works)</p> <ul style="list-style-type: none"> (a) building works regulated under Part II of the Building Control Act, including insignificant building works within construction sites; (b) building works for a temporary building or the occupation of any such building regulated under the Building Control (Temporary Buildings) Regulations 2018; <p>Supply Works</p> <ul style="list-style-type: none"> (c) works carried out at a conventional precast concrete yard; (d) works carried out at an integrated construction and prefabrication hub; (e) works carried out at a prefabricated prefinished volumetric construction fit-out factory; (f) works carried out at a prefabricated bathroom unit fit-out factory; (g) works carried out at a prefabricated mechanical, electrical and plumbing factory. (h) works carried out at a ready-mixed concrete plant; and (i) works carried out at a sand and aggregate terminal <p>Note: More details on requirements for Renovation Works will be given at a later date</p>
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Table 2

<p>List of Construction Account Works where COVID-Safe Workforce and Safe Accommodation and Transport apply:</p> <p>All works excluding Construction Projects, Supply Works and Renovation Works, which are performed by Work Permit, and S-Pass holders whose Work Permits and S-Passes state that they are from the “Construction Sector”. Construction Account Works and any insignificant buildings works (as defined in the First Schedule of the Building Control Regulations) that are not performed with Construction Projects, Supply Works or Renovation Works.</p> <p>These include but are not limited to:</p> <ul style="list-style-type: none"> (a) facilities management; (b) lift and escalator (L&E) maintenance and upgrading performed outside a construction site; (c) insignificant building works and performed outside a construction project e.g. site formation works, drain, box culvert, pipe rack and support, canal, shaft, manhole, trench or tunnel for the purpose of laying sewer, water or other utility pipes, etc; (d) cable detection and trial trenching work for new project; (e) urgent façade repair and replacement work; and (f) essential site activities as indicated in Annex A of BCA Advisory dated 2 May 2020 and BCA Advisory on Urgent Window Repair and Replacement Works dated 2 May 2020.

Table 3: Summary on Swab Test Requirements

Workforce	Working at construction sites ⁴ (includes site maintenance, site safety, vector control, I&M, etc.)	Not working at construction sites (includes facilities management, etc.)
Singapore Citizens/ Permanent Residents/ Employment Pass holders from all sectors	To undergo swab test (and tested negative) within first 2 weeks of starting work. Subsequently, will be subjected to regular swab test, once every 2 weeks.	NIL
S-Pass, Work Permit holders from the Construction sector	<p>To undergo swab test (and tested negative) before being allowed to start work. Subsequently, will be subjected to regular swab test, once every 2 weeks.</p> <p>However, if the employee was carrying out Earlier Permitted Activities, the employee can continue to work, but to undergo swabbing by 15 June.</p> <p><i>Note: This requirement will also apply to S-Pass and Work Permit holders from other sectors.</i></p>	<p>To undergo swab test (and tested negative) before being allowed to start work. Subsequently, will be subject to regular swab test, once every 2 weeks.</p> <p>However, if the employee was carrying out Earlier Permitted Activities, the employee can continue to work, but to undergo swab test by 15 June.</p>

⁴ Construction sites refer to “Construction Projects” and “Supply Works” as listed under Table 1

Table 4: Summary on Application Process, Documents and Criteria

Types of works	Construction Projects	Supply Works	Construction Account Works including Earlier Permitted Activities (e.g. site maintenance, site safety, vector control, I&M) carried out at Construction Projects	(i) Resumption of administrative works in corporate offices (ii) Works on non-construction sites or non-renovation sites and essential services (e.g. maintenance of site safety, instrumentation & monitoring work, receiving of materials) that do not deploy construction account work permit holders (WPHs) and S-pass holders
Application required?	Yes	Yes	Yes Companies that have obtained MTI's approval to resume work may continue to do so without BCA's approval as long as they do not deploy Construction Work Permit and S-Pass holders in their works after 1 Jun 2020.	No, so long as such works do not deploy construction account work permit holders (WPHs) and S-pass holders
Type of companies involved (not exhaustive)	Main contractors, subcontractors working in the site, and personnel that enter construction sites.	DfMA / RMC suppliers / sand and aggregate terminal operators and suppliers, subcontractors working in the factory, and personnel that enter construction sites	Companies performing Construction Account Works (listed in Table 2). Companies performing Earlier Permitted Activities at Construction Projects.	All construction sector companies and companies in other sectors with construction account work permit holders (WPHs) and S-pass holders under their employment

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When and how to submit the applications?	BCA will notify eligible companies. Applications to be submitted within 2 weeks upon notification by BCA.	BCA will notify eligible companies. Applications to be submitted within 2 weeks upon notification by BCA.	<p>For Earlier Permitted Activities that are L&E, FM, window repair and replacement work, to obtain BCA's approval before 15 June 2020 if they wish to deploy any Construction Work Permit or S-Pass holder in their works. Applications to be submitted via: https://go.gov.sg/bca-construction-accounts</p> <p>For Earlier Permitted Activities as indicated in Annex A of BCA Advisory dated 2 May 2020, to obtain BCA's approval before 15 June 2020 if they wish to deploy any Construction Work Permit or S-Pass holder in their works. BCA will inform the companies of the submission process.</p> <p>For insignificant building works and performed outside a Construction Project, contractors are to make an application on a later date (details to be given at a later date).</p> <p>For all others, to submit before work can start from 2 June 2020.</p>	<p>No submission to BCA is required for deployment of non-construction account work permit or S-Pass holders.</p> <p>If any company wishes to deploy construction account work permit and S-pass holders for work at any location including HQ offices, please follow the application process under the applicable types of works on the left.</p> <p>i.e. For works not performed for construction projects, supply works or renovation works (e.g. HQ office work) companies should follow the application process under Construction Account Works.</p> <p>For works under construction projects, supply works, companies should follow the application process under the corresponding categories in this table.</p>
Who to submit?	Jointly by Developer and Main Contractor	DfMA / RMC suppliers / sand and aggregate terminal operators and suppliers	Business Owner (i.e. contractors and sub-contractors)	
What to submit?	<p>a. The address of the workplace (Project details).</p> <p>b. The names and particulars of all employees of main contractor and all sub-contractors.</p>	<p>a. The address of the DfMA / RMC suppliers / sand and aggregate terminal operators and suppliers factory.</p> <p>b. The names and particulars of all employees of DfMA / RMC suppliers / sand</p>	<p>a. The address of the workplace. (Project details of all the projects under the company)[#]</p> <p>b. The names and particulars of all Construction Account Workers deployed.</p> <p>c. The nature of works being performed.</p>	

[#] Each company shall only make one submission which includes all the projects with total minimum number of workers proposed to be deployed. Number of workers in the submission should not be more than the number of essential workers approved by MTI earlier during circuit breaker, failing which the application will be rejected.

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	<p>c. The nature of works being performed.</p> <p>d. Safe worksite plan (with illustrations on segregated zones, etc.)</p>	<p>and aggregate terminal operators and suppliers and sub-contractors.</p> <p>c. The nature of works being performed.</p> <p>d. Safe worksite (factory) plan (with illustrations on segregated zones, etc.)</p>		
What are the criteria to be met?	<p>COVID-Safe Workforce</p> <p>COVID-Safe Worksite</p> <p>COVID-Safe Accommodation and Transport</p>	<p>COVID-Safe Workforce</p> <p>COVID-Safe Worksite</p> <p>COVID-Safe Accommodation and Transport</p>	<p>COVID-Safe Workforce</p> <p>COVID-Safe Accommodation and Transport</p>	<p>Please refer to MTI's advisory dated 19 May 2020 on "Advisory On Gradual Resumption Of Business Activities In Phases Starting From 2 June 2020" and latest information on http://covid.gobusiness.gov.sg</p>