An MND Statutory Board
52 Jurong Gateway Road #11-01 Singapore 608550
Tel. 1800 3425 222
www.bca.gov.sg

Our ref : APPBCA-2025-22
01 Oct 2025

See Distribution List

Dear Sir/Madam

UPDATES TO THE APPROVED DOCUMENT (1 OCTOBER 2025)

This circular is to inform the industry on the updates to the Approved Document with reference to BCA circular ref: APPBCA-2025-22 issued on 1 October 2025.

2 The updates to the 'Approved Document' comprises changes to Sections B, L, and K. Section B contains mainly editorial changes to provide clarity. Sections L (Lightning Protection) and K (Lifts and Escalators) have been updated to align with the latest amendments to the Building Control Regulations. The updates to the 'Approved Document' apply to all projects with immediate effect.

3 For your information, a table highlighting all updates and relevant explanatory comments is provided in Annex A. An electronic copy of the updated Approved Document can be downloaded from BCA's website from 1 October 2025 from this link:

4 We would appreciate if you could share this circular with your members. If you need any further clarifications, please contact us through BCA's Online Feedback Form at https://www.bca.gov.sg/feedbackform/.

5 Thank you.

Yours faithfully

ER. VIVIEN FOO
DIRECTOR
BUILDING PLAN AND POLICIES DEPARTMENT
BUILDING PLAN AND MANAGEMENT GROUP
BUILDING AND CONSTRUCTION AUTHORITY
For COMMISSIONER OF BUILDING CONTROL

Annex A –AMENDMENTS TO THE APPROVED DOCUMENT 1 OCTOBER 2025

<table>
<tr><th>CURRENT VERSION 7.07</th><th>1 OCTOBER 2025 VERSION 7.08</th><th>COMMENTS</th></tr>
<tr><td colspan="3">Section B STRUCTURAL DESIGN AND CONSTRUCTION</td></tr>
<tr><td>B.3.3 Structural Design

B.3.3.1 The design of the building structures shall comply with the following Standards –

<table>
<tr><th>Type of Loads</th><th>When adopting Eurocodes</th></tr>
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<tr><td>(o) Fastenings for use in concrete</td><td>(i) Design of concrete structures – Design of fastenings for use in concrete – SS EN 1992-4.</td></tr>
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(ii) Design Guide for Use of Headed Bars to Eurocode 2.</td></tr>
<tr><td>(o) Fastenings for use in concrete</td><td>(i) Design of concrete structures – Design of fastenings for use in concrete – SS EN 1992-4.
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</table>
</td><td>Added Design Guide for Use of Headed Bars to EC2 and Practical Guide for Post-Installed Reinforcement</td></tr>
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<tr><td colspan="3">Section K LIFT AND ESCALATORS</td></tr>
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K.1 OBJECTIVE

K.1.1 The objectives of paragraphs K.2.1, K.2.2, K.2.3 and K.2.4 are to provide a convenient means of vertical transportation and to protect people from injury while using the lifts or escalators.</td><td>K LIFTS <s>AND ESCALATORS</s>

K.1 OBJECTIVE

<s>K.1.1</s> The objectives of paragraphs K.2.1<s>, K.2.2, K.2.3 and K.2.4 are</s> is to provide a convenient means of vertical transportation. <s>and to protect people from injury while using the lifts or</s></td><td>To align with the objectives and performance requirement for lifts in the Building Control (Amendment No.</td></tr>
</table>

CURRENT VERSION 7.07	1 OCTOBER 2025 VERSION 7.08	COMMENTS
	~~escalators.~~	*2) Regulations 2025.*
K.2 **PERFORMANCE REQUIREMENT**	K.2 **PERFORMANCE REQUIREMENT**	
K.2.1 Lifts and escalators shall –	~~K.2.1 Lifts and escalators shall –~~	
(a) move people safely; and	~~(a) move people safely; and~~	
(b) not produce excessive acceleration or deceleration.	~~(b) not produce excessive acceleration or deceleration.~~	
K.2.2 A building comprising 5 or more storeys (including the ground level and any basement level) shall be provided with one or more passenger lifts.	K.2.1 A building comprising 5 or more storeys (including the ground level and any basement level) must ~~shall~~ be provided with at least one ~~or more~~ passenger lift~~s~~. ~~K.2.2, K.2.3, K.2.4~~ ~~K.3.1, K.3.2, K.3.3, K.3.4~~	
Section L LIGHTNING PROTECTION		
L LIGHTNING PROTECTION **L.1 OBJECTIVE**	**L LIGHTNING PROTECTION** **L.1 OBJECTIVE**	*Definition added for clarity*
L.1.1 The objective of paragraph L.2.1 is to protect a building from the direct effects of lightning strike and to protect its occupants from the risk of lightning current being discharged through the building.	L.1.1 The objective of paragraph L.2.1 is to protect a building against physical damage caused by lightning strike ~~from the direct effects of lightning strike~~ and to	

CURRENT VERSION 7.07	1 OCTOBER 2025 VERSION 7.08	COMMENTS
L.2 Performance Requirement L.2.1 A lightning protection system shall be capable of protecting the building and its occupants from the effects of lightning strike. **L.3 Acceptable Solution** L.3.1 The requirement in paragraph L.2.1 is deemed to be satisfied if the lightning protection system is designed and installed in accordance with SS 555 - Code of Practice for Protection Against Lightning.	protect its occupants from the risk of lightning current being discharged through the building. **L.2 Performance Requirement** L.2.1 A lightning protection system must ~~shall~~ be capable of protecting the building against lightning strike and ~~its~~ protecting the occupants of the building from being exposed to any lightning current that is discharged through that building. ~~from the effects of lightning strike.~~ **L.3 Acceptable Solution** L.3.1 The requirement in paragraph L.2.1 is deemed to be satisfied if the lightning protection system (a) is designed and installed in accordance with Part 1, Part 2 and Part 3 of SS 555 - ~~Code of Practice for~~ Singapore Standard for Protection Against Lightning; and (b) is of a minimum level of Class III lightning protection system as described under SS 555 – Protection Against Lightning.	

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