

Our Ref : APPBCA-2022-25

01 Dec 2022

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Building Engineering Group (#12-00)
Tel: 1800 3425 222 (1800-DIAL-BCA)
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Dear Sir/Madam

CHANGES TO THE BUILDING CONTROL REGULATIONS 2003 AND STANDARDISED DESIGNS FOR REPLACEMENT AND REINSTATEMENT OF SAFETY BARRIERS INTEGRATED WITH $\frac{3}{4}$ HEIGHT AND FULL HEIGHT WINDOWS IN EXISTING RESIDENTIAL BUILDINGS

Objective

This circular informs the industry on the changes to the Building Control Regulations 2003 (“**BC Regulations**”), and the new standardised designs in the Approved Document for replacement and reinstatement of safety barriers integrated with $\frac{3}{4}$ height and full height windows in existing residential buildings (“**Standardised Designs**”).

Standardised Designs and Related Legislative Amendments

2 BCA has developed a set of Standardised Designs that building owners or homeowners may adopt for replacement and reinstatement of safety barriers integrated with $\frac{3}{4}$ height and full height windows in existing residential buildings. An illustration of safety barriers integrated with full-height and $\frac{3}{4}$ height windows is shown in Annex A. Adopting Standardised Designs will save cost and time as building owners or homeowners do not need to engage the services of a Professional Engineer (“**PE**”) to act as a Qualified Person (“**QP**”) to design the replacement or reinstatement works or obtain the plan approval and permit from the Commissioner of Building Control (“**CBC**”).

3 The replacement and reinstatement of safety barriers integrated with $\frac{3}{4}$ height and full height windows in existing residential buildings, which are carried out in accordance with the Standardised Designs, will be considered as “insignificant building works” and building owners or homeowners will not be required to obtain plan approval and permit from CBC for such works.

4 To ensure that the replacement and reinstatement works of safety barriers remain safe, such works will nevertheless be subject to the following requirements to be imposed by new regulations under Part IVA of the BC Regulations:

- (a) the replacement and reinstatement works must be carried out by licensed builders or Approved Window Contractors (“**AWCs**”) with trained window installers (“**TWIs**”) who have completed the course “Module on replacement and reinstatement of safety barriers integrated with windows”;
- (b) the replacement and reinstatement works must be carried out in accordance with the objectives and performance requirements set out in the Fifth Schedule of the BC Regulations and any other requirement in Part IVA of the BC Regulations; and
- (c) within 14 days after the completion of the replacement and reinstatement works, submit a certification of completion of the replacement and reinstatement works in such form and manner as the CBC may determine.

5 In addition, we wish to highlight that works involving safety barriers in windows in paragraph 1(s) of the First Schedule of the BC Regulations, namely the replacement or reinstatement of any safety barrier in windows using the same material, design and fixing details, shall also be carried out by a TWI who has completed the course described in paragraph 4(a) above.

6 Details of the changes to the BC Regulations are shown in Annex B. The Standardised Designs will be set out in the revised Approved Document downloadable from BCA’s website. A sample of the form for certification of completion of work will also be downloadable from BCA’s website.

7 The changes to the BC Regulations will come into effect on 1 March 2023. BCA has developed the course “Module on replacement and reinstatement of safety barriers integrated with windows” for TWIs and licensed builders to attend, after which they are qualified to perform the replacement or reinstatement of safety barriers in windows using the Standardised Designs and the works in paragraph 1(s) of the First Schedule of the BC Regulations. Interested TWIs can sign up for the registration of the course with the Singapore Engineering & Construction Pte Ltd (“**SEC**”) at www.attc.singaporepiling.com.sg, or may contact SEC at training@singaporepiling.com.sg for more information.

8 The industry is reminded that:

- (a) the Standardised Designs apply only to the replacement and reinstatement of safety barriers in windows installed in existing residential buildings; and
- (b) if the replaced or reinstated safety barriers deviate from the Standardised Designs, building owners or homeowners are required to engage the services of a PE to act as the QP to obtain plan approval from the CBC and apply for permit to carry out structural works under Part 2 of the BC Act, before carrying out the replacement or reinstatement of safety barriers in windows.

9 We would appreciate if you could disseminate the contents of this circular to your members. Please contact us at Tel 1800-3425222 or through the online feedback form (<https://www.bca.gov.sg/feedbackform/>) should you need any clarification. Thank you.



ER. CHANG BEK MEI

DIRECTOR

POLICY AND REGULATIONS DEPARTMENT

For COMMISSIONER OF BUILDING CONTROL

DISTRIBUTION (via e-mail)

PRESIDENT

THE INSTITUTION OF ENGINEERS, SINGAPORE (IES)

70 BUKIT TINGGI ROAD

SINGAPORE 289758

PRESIDENT

ASSOCIATION OF CONSULTING ENGINEERS, SINGAPORE (ACES)

18 SIN MING LANE

#06-01 MIDVIEW CITY

SINGAPORE 573960

PRESIDENT

SINGAPORE CONTRACTORS ASSOCIATION LTD (SCAL)

CONSTRUCTION HOUSE

1 BUKIT MERAH LANE 2

SINGAPORE 159760

PRESIDENT

SINGAPORE INSTITUTE OF ARCHITECTS (SIA)

79 NEIL ROAD

SINGAPORE 088904

PRESIDENT

SOCIETY OF PROJECT MANAGERS (SPM)

168 JALAN BUKIT MERAH CONNECTION ONE #10-01

SINGAPORE 150168

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#08-06 MAXWELL HOUSE

SINGAPORE 069113

PRESIDENT

REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE (REDAS)

190 CLEMENCEAU AVENUE

#07-01 SINGAPORE SHOPPING CENTRE

SINGAPORE 239924

PRESIDENT

SINGAPORE INSTITUTE OF SURVEYORS & VALUERS (SISV)

110 MIDDLE ROAD

#09-00 CHIAT HONG BUILDING

SINGAPORE 188968

PRESIDENT

SINGAPORE STRUCTURAL STEEL SOCIETY (SSSS)

1 LIANG SEAH STREET

#02-11/12 LIANG SEAH PLACE

SINGAPORE 189022

PRESIDENT

PROFESSIONAL ENGINEERS BOARD, SINGAPORE (PEB)

52 JURONG GATEWAY ROAD, #07-03

SINGAPORE 608550

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PRESIDENT

BOARD OF ARCHITECTS (BOA)

5 MAXWELL ROAD

1ST STOREY TOWER BLOCK

MND COMPLEX

SINGAPORE 069110

DIRECTOR OF INFRASTRUCTURE

SCHOOL CAMPUS DEPARTMENT

MINISTRY OF EDUCATION

1 NORTH BUONA VISTA DRIVE

SINGAPORE 138675

DIRECTOR

PROCUREMENT & CONTRACTS DEPARTMENT

PUBLIC UTILITIES BOARD

40 SCOTTS ROAD #18-01

ENVIRONMENT BUILDING

SINGAPORE 228231

DEPUTY CHIEF EXECUTIVE

INFRASTRUCTURE & DEVELOPMENT

LAND TRANSPORT AUTHORITY

1 HAMPSHIRE ROAD

BLOCK 8 LEVEL 1

SINGAPORE 219428

DIRECTOR

BUILDING INFRASTRUCTURE GROUP

HOUSING & DEVELOPMENT BOARD

HDB HUB

480 LORONG 6 TOA PAYOH

SINGAPORE 310480

DIRECTOR

TECHNICAL SERVICES DIVISION

JTC CORPORATION

THE JTC SUMMIT

8 JURONG TOWN HALL ROAD

SINGAPORE 609434

DIRECTOR

BUILDING

PEOPLE'S ASSOCIATION

9 STADIUM LINK

SINGAPORE 397750

DEPUTY CHIEF EXECUTIVE OFFICER

SENTOSA DEVELOPMENT CORPORATION

39 ARTILLERY AVE

SINGAPORE 099958

HEAD (FIRE SAFETY AND BUILDING CONTROL)
BUILDING AND INFRASTRUCTURE
DEFENCE SCIENCE & TECHNOLOGY AGENCY
1 DEPOT ROAD
DEFENCE TECHNOLOGY TOWER A
SINGAPORE 109679

DIRECTOR
BUILDING AND INFRASTRUCTURE
DEFENCE SCIENCE & TECHNOLOGY AGENCY
1 DEPOT ROAD
DEFENCE TECHNOLOGY TOWER A
SINGAPORE 109679

SINGAPORE INTERNATIONAL FACILITY MANAGEMENT ASSOCIATION (SIFMA)
BLK 201 KIM TIAN ROAD #03-400
SINGAPORE 160201

ASSOCIATION OF PROPERTY AND FACILITY MANAGERS (APFM)
110 MIDDLE ROAD
#09-00 CHIAT HONG BUILDING
SINGAPORE 188968

WINDOW CONTRACTORS UNDER WORKHEAD RW01

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ANNEX A

Example of Safety Barrier in Full Height Window	Example of Safety Barrier in 3/4 Height Window
	

Annex B

LIST OF AMENDMENTS UNDER THE BUILDING CONTROL (AMENDMENT) REGULATIONS 2023

Regulation	Existing	Amendment
Regulation 2	-	<p>New Definitions</p> <p>1. “safety barrier integrated with a window” means a barrier —</p> <p>(a) that is put in place to prevent a person from falling from a height where there is a vertical drop of 1,000 millimetres or more; and</p> <p>(b) that is integrated with a window;”;</p> <p>2. “standardised design” means an acceptable solution specified in the Approved Document as the standardised design;”;</p> <p>3. “window” does not include any feature that is a safety barrier integrated with a window.”.</p>
Regulation 41C(1)	41C.— (1) Subject to paragraph (2), every trained air-conditioning unit installer engaged to carry out the installation works relating to an air-conditioning unit under regulation 41B shall install a structural supporting system for the air-conditioning unit that complies with the specifications set out in Part I, II, III or IV of the Seventh Schedule, as the	41C.— (1) Subject to paragraph (2), every trained air-conditioning unit installer engaged to carry out the installation works relating to an air-conditioning unit under regulation 41B shall install a structural supporting system for the air-conditioning unit that complies with the specifications set out in Part I, II, III or IV of the Seventh Schedule, as the

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	<p>case may be, and any other requirement in these Regulations.</p>	<p>case may be, and the requirements in this Part.</p>
<p>Regulation 41DA</p>	<p>-</p>	<p>41DA.— (1) A person who desires to replace or reinstate a safety barrier integrated with a window —</p> <p>(a) for or in connection with the replacement or reinstatement of a railing, balustrade or similar barrier constructed of any material other than non-laminated glass, using the same material, design and fixing details; or</p> <p>(b) in a residential building in accordance with the standardised design,</p> <p>must engage an approved window contractor or a builder for the replacement or reinstatement.</p> <p>(2) Subject to paragraph (3), a person must not carry out a replacement or reinstatement mentioned in paragraph (1) unless —</p> <p>(a) the person is a trained window installer who has completed the Module on Replacement and Reinstatement of Safety Barriers Integrated with Windows that is approved by the Authority; or</p> <p>(b) the person does so under the supervision and guidance of a trained window installer who has completed the Module on Replacement and</p>

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		<p>Reinstatement of Safety Barriers Integrated with Windows that is approved by the Authority.</p> <p>(3) A trained window installer must not replace or reinstate, or supervise and guide the replacement or reinstatement of, a safety barrier integrated with a window in the circumstances mentioned in paragraph (1) unless he is one of the following of an approved window contractor or a builder engaged under paragraph (1) —</p> <ul style="list-style-type: none"> (a) a director; (b) a partner; (c) the sole proprietor; or (d) an employee. <p>(4) Any person who contravenes paragraph (1), (2) or (3) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$5,000 or to imprisonment for a term not exceeding 6 months or to both.”.</p>
Regulation 41E	41E.— (1) Every builder, approved window contractor or trained window installer appointed to install a window under regulation 41D shall carry out the works in compliance with the objectives and performance requirements set out in the Fifth Schedule relating to the safety of windows and any other	41E.— (1) Every builder, approved window contractor or trained window installer appointed to install a window under regulation 41D or appointed to replace or reinstate a safety barrier integrated with a window under regulation 41DA shall carry out the works in compliance with the objectives and performance

	<p>requirement in these Regulations.</p> <p>(1A) A builder or an approved window contractor appointed under regulation 41D(1) to carry out the replacement or modification of windows shall, not later than 14 days after the completion of the replacement or modification works, submit a certification of the completion of work to the Commissioner of Building Control in such form or manner as the Commissioner of Building Control may determine.</p> <p>(2) Any builder or approved window contractor who fails to comply with paragraph (1) or (1A), and any trained window installer who fails to comply with paragraph (1), shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$5,000 or to imprisonment for a term not exceeding 6 months or to both.</p>	<p>requirements set out in the Fifth Schedule and the requirements in this Part.</p> <p>(1A) A builder or an approved window contractor appointed under regulation 41D(1) to carry out the replacement or modification of windows or appointed under regulation 41DA(1) to carry out the reinstatement or replacement of safety barriers integrated with a window shall, not later than 14 days after the completion of the replacement, modification or reinstatement works, submit a certification of the completion of work to the Commissioner of Building Control in such form or manner as the Commissioner of Building Control may determine.</p>
<p>First Schedule item 2A</p>	<p>-</p>	<p>2A. Replacement or reinstatement of a safety barrier integrated with a window in a residential building that is carried out in accordance with the standardised design.”.</p>