

Our ref : APPBCA-2024-04
01 Mar 2024

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Dear Sir/Madam,

UPDATES TO THE APPROVED DOCUMENT & UNDERSTANDING THE APPROVED DOCUMENT (1 MARCH 2024)

This circular is to inform the industry on the updates to the 'Approved Document' and its corresponding handbook, 'Understanding the Approved Document' by the Building and Construction Authority (BCA) on 1 March 2024.

2 The update to the 'Approved Document' comprises mostly editorial changes, which are meant to improve clarity. The updates shall apply to **all projects for which the first set of plans is submitted to the Commissioner of Building Control for approval on or after 01 Sep 2024.**

3 The updates to the handbook, 'Understanding the Approved Document – (Sections C to P)' promotes good practice and consistency of interpretation of building control requirements. The document comprises updates to align the key sections of the Approved Document, providing explanatory notes, updated diagrams, and site observations to enhance awareness of common design issues and non-compliances.

4 For your information, a table highlighting all the updates and relevant explanatory comments are provided in **Annex A**. An electronic copy can be downloaded from BCA's website with effect from 1 March 2024 via the links below:

Approved Document Ver. 7.05

www1.bca.gov.sg/docs/default-source/docs-corp-regulatory/building-control/approved-document-v7-05.pdf?sfvrsn=88213736_16

Understanding the Approved Document Ver. 2.0

<https://www1.bca.gov.sg/docs/default-source/docs-corp-regulatory/building-control/understanding-the-approved-document-v2-0.pdf>

An MND Statutory Board

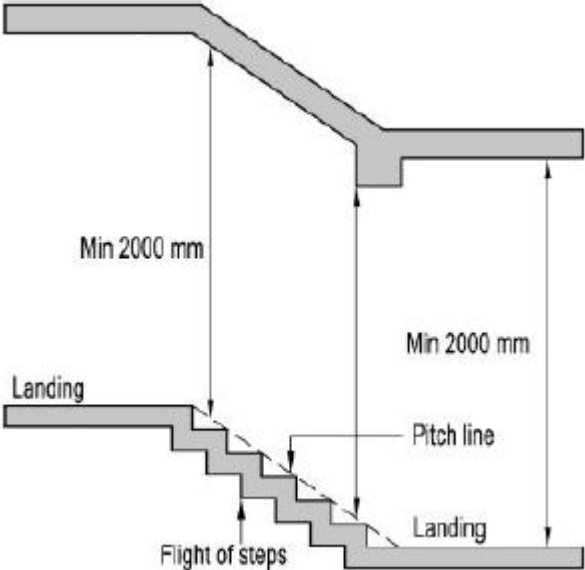
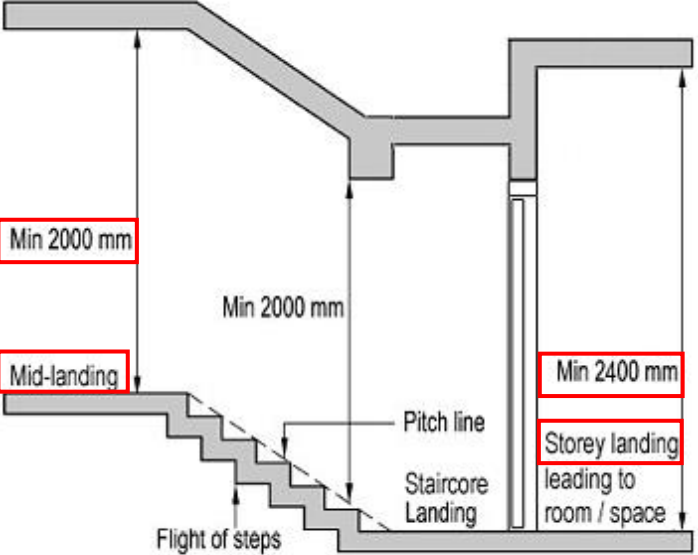
5 We would appreciate if you could share this circular with your members. If you need any further clarifications, please contact us through BCA's Online Feedback Form at <https://www.bca.gov.sg/feedbackform/>.

6 Thank you.

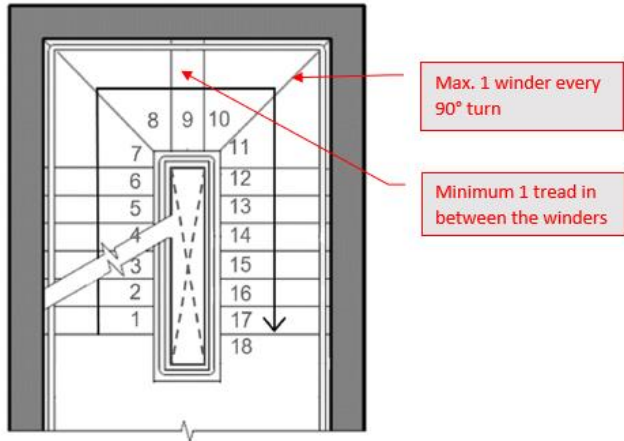
Yours faithfully

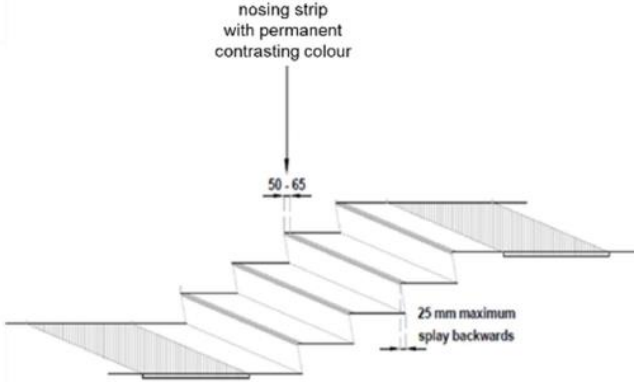
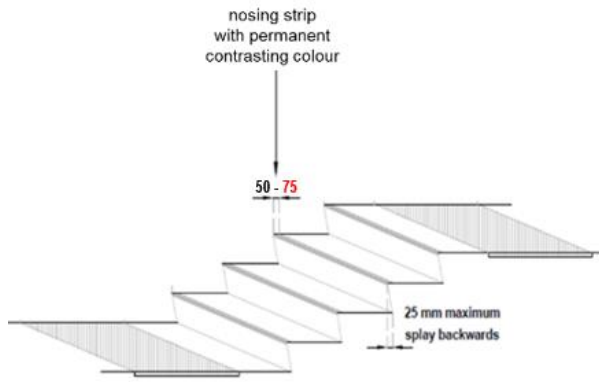


JANE ONG
DIRECTOR
BUILDING PLAN AND POLICIES DEPARTMENT
BUILDING PLAN AND MANAGEMENT GROUP
BUILDING AND CONSTRUCTION AUTHORITY
For COMMISSIONER OF BUILDING CONTROL

CURRENT VERSION 7.04	1 MARCH 2024 VERSION 7.05	COMMENTS
Section C - Headroom and Ceiling Height		
<p>Figure C.3.2.1(a) – Measurement of Headroom</p> 	<p>Figure C.3.2.1(a) – Measurement of Headroom</p> 	<p><i>Replaced with new Figure to differentiate staircase mid-landing and storey landing clear height requirement.</i></p>
Section E - Staircases		
<p>E.2 PERFORMANCE REQUIREMENT</p> <p>E.2.2 A staircase must have – (a) handrails or guides to assist movement;</p>	<p>E.2 PERFORMANCE REQUIREMENT</p> <p>E.2.2 A staircase must have – (a) handrails or guides to assist movement (in accordance with paragraph E.3.6.1);</p>	<p><i>Editorial Change</i></p>

<p>E.3.4 Risers and treads</p> <p>E.3.4.4 The risers and treads within each flight of stairs shall be of uniform height and size.</p> <p>Note: <i>A tolerance of 5mm between two consecutive steps in any flight of staircase is acceptable.</i></p>	<p>E.3.4 Risers and treads</p> <p>E.3.4.4 The risers and treads within each flight of stairs shall be of uniform height and size.</p> <p>Note:</p> <ol style="list-style-type: none"> 1. <i>A tolerance of 5mm between two consecutive steps in any flight of staircase is acceptable.</i> 2. <i>Uniformity of risers and treads is applicable to all rooms or spaces under paragraph E.2.4 (except houses built for owner's own use).</i> 	<p><i>Clarification on the applicability of the clause.</i></p>
<p>E.3.5 Landing</p> <p>E.3.5.4 A landing shall not have any step or drop, except that in a dwelling unit, one winder is allowed in every 90 degrees turn in the staircase.</p>	<p>E.3.5 Landing</p> <p>E.3.5.4 A landing shall not have any step or drop. <i>A winder does not constitute a landing and is only allowed in a residential unit, where one winder is allowed in every 90 degrees turn in the staircase with a minimum of one tread in between. See Fig. E.3.5.4 on acceptable winder layout.</i></p>	<p><i>Definition added for clarity</i></p>

	 <p>Figure E.3.5.4(a) Winders as part of total riser count</p>	<p><i>New Figure added</i></p>
<p>E.3.6 Handrails</p> <p>E.3.6.2 The height of the handrail shall be between 750mm and 1000 mm above the pitch line.</p>	<p>E.3.6 Handrails</p> <p>E.3.6.2 The height of the handrail shall be between 800mm and 1000 mm above the pitch line.</p>	<p><i>To align requirements with Code on Accessibility</i></p>
<p>E.3.7 Stair Nosing</p> <p>E.3.7.2 All steps must be fitted with nosing strips between 50 mm and 65 mm in width.</p>	<p>E.3.7 Stair Nosing</p> <p>E.3.7.2 All steps must be fitted with nosing strips between 50 mm and 75 mm in width.</p>	<p><i>Rules relaxation</i></p>

 <p>Figure E.3.7.1(a) Stair nosing</p>	 <p>Figure E.3.7.1(a) Stair nosing</p>	
<p>Section G - Ventilation</p>		
<p>G.3 ACCEPTABLE SOLUTION</p> <p>G.2.3 The requirement in paragraph G.2.1 does not apply to any of the following rooms or spaces –</p> <ul style="list-style-type: none"> (a) any store room not exceeding an area of 6 square metres; (b) any private lift lobby not exceeding an area of 6 square metres; 	<p>G.3 ACCEPTABLE SOLUTION</p> <p>G.2.3 The requirement in paragraph G.2.1 does not apply to any of the following rooms or spaces not exceeding an area of 6 square metres –</p> <ul style="list-style-type: none"> (a) any store room; (b) any private lift lobby; (c) any walk-in wardrobe; 	<p><i>Rules relaxation</i></p>

Section H – Safety from Falling		
<p>H.2 PERFORMANCE REQUIREMENT</p> <p>H.2.2 The requirement in paragraphs H.2.1, H.2.1A and H.2.1B do not apply to –</p> <p>(a) any roof which is accessible for maintenance purposes only and not easily accessible to the public; and</p>	<p>H.2 PERFORMANCE REQUIREMENT</p> <p>H.2.2 The requirement in paragraphs H.2.1, H.2.1A and H.2.1B do not apply to –</p> <p>(a) any roof or maintenance area which is not easily accessible; and</p>	<p><i>Editorial Change</i></p>
<p>H.3.2 HEIGHT OF BARRIER</p> <p><i>Note:</i> 1. The height of a barrier is measured vertically from the finished floor level to the top of the barrier.</p> <p>2. The height of a barrier at the flight of stairs is measured vertically from the pitch line to the top of the barrier.</p> <p>3. Where a kerb or step with dimensions more than 150 mm width by 150 mm length is provided next to a barrier, the height of the barrier shall be measured from the top of the kerb or step.</p>	<p>H.3.2 HEIGHT OF BARRIER</p> <p><i>Note:</i> 1. The height of a barrier is measured vertically from the finished floor level to the top of the barrier.</p> <p>2. The height of a barrier at the flight of stairs is measured vertically from the pitch line to the top of the barrier.</p> <p>3. A kerb, protrusion or flat surface with dimensions more than 150 mm width by 150 mm length must be not less than 1000 mm away from the top of the barrier.</p> <p>4. Where a kerb, protrusion or flat surface with dimensions more than 150 mm width by 150 mm length is provided next to a barrier, the height of the barrier shall be measured from the top of the kerb, protrusion or flat surface.</p>	<p><i>Definition added for clarity</i></p>

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