

22 Mar 2018

Building Plan & Management Group

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Dear Sir/Madam,

**FEEDBACK FROM BPM ANNUAL SHARING SESSION 2018**

On 2 Feb 2018, BCA engaged Qualified Persons for architectural works, Builders, and Developers through the BPM Annual Sharing Session held at the BCA Academy. Among others, this platform serves as a channel to gather industry feedback to help us in our continual policy review process.

2 As is the practice, at the close of the Sharing Session, BCA will consolidate the feedback and corresponding responses and circulate it to the industry. Appended herewith is this year's feedback and responses.

3 For industry's info please.

Yours faithfully



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## Summary of feedback from BPM Annual Sharing Session 2018

S/N	Participants' Feedback / Enquiry	BCA's Response
1	<p><b>Approved Document</b></p> <p>Industry queried if the lowest 75mm of the barrier provided at air con ledges needs to be built with no gap. In addition, industry asked whether the same 75mm requirement applies to ramps in LTA projects.</p>	<p>Under the Approved Document, where there is a vertical drop of 1m or more, a safety barrier with lowest part of the barrier (being at least 75mm measured from the finished floor level) built with no gap shall be provided. This is to protect people from injury caused by falling from height. This requirement is applicable to all types of building works and developments.</p> <p>For air con ledges that are not easily accessible by occupants, the provision of safety barrier and hence the requirement on the lowest 75mm of the barrier, is not mandatory. However, should barrier be provided at the air con ledge, structural plans and calculations for the barrier shall be submitted to BCA. This is to ensure that the safety barrier is designed to take the horizontal loading.</p>
2	<p><b>Approved Document</b></p> <p>Industry queried if roller shutter openings could be counted as valid openings for the purpose of natural ventilation.</p>	<p>Under the Approved Document, openings for natural ventilation shall be located such that they open to the exterior of the building, an air well with minimum specified size or a recess of minimum 3.0m width. This is to ensure that fresh air is adequately provided to rooms and spaces.</p> <p>Roller shutter openings which open to the abovementioned areas are acceptable for the purpose of natural ventilation, provided security of the room and space is not compromised as a result of the opened roller shutter.</p> <p>We noted designs where the roller shutter opens to the loading and unloading bay or driveway in industrial building. In such designs, the air delivered to the room or space may be contaminated with pollutants from the exhaust of vehicles and hence, would be inappropriate for the purpose of ventilation. In such cases, the roller shutter openings cannot be considered as openings for natural ventilation.</p>
3	<p><b>Code on Accessibility</b></p> <p>Industry provided feedback that the use of tactile as detectable warning surface may be a potential tripping hazard.</p>	<p>Under the Code on Accessibility in the Built Environment, detectable warning surface shall be of contrasting colour and of a different texture from the surrounding flooring material. Tactile tile is one of the options that the industry may consider, however, there</p>

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		are many other alternatives which are also acceptable to BCA as long as the requirements pertaining to detectable warning surface are met.
4	<p><b>Code on Accessibility</b></p> <p>Industry asked if there is requirement on the minimum space between the basin and water closet in an accessible toilet.</p>	Currently, there is no requirement on the minimum space between the basin and water closet in an accessible toilet. However, industry is advised to allow sufficient space for side transfer of wheelchair user to the water closet by having a smaller basin if the minimum size (1750mm X 1750mm) of accessible toilet is provided.
5	<p><b>Gate-keeping for Technical Agencies</b></p> <p>Industry sought clarifications on BCA's request for clearances from all the technical agencies under BCA's gatekeeping regime, when the building works entailed minor internal A&amp;A or façade replacement which did not impinge on the requirements of these agencies.</p>	<p>BCA is obligated under the law to require clearances from technical agencies before a TOP / CSC may be granted unless any of these agencies inform BCA that their clearances are not required for a particular project.</p> <p>Nonetheless, to assist the industry on urgent cases, BCA will help consult the relevant agencies internally on the need for their clearances should a QP inform that the building works do not require technical agencies' clearances.</p> <p>BCA is working with agencies to compile a list of works that do not require submission to them and will share with the industry when available.</p>
6	<p><b>Design for Maintainability</b></p> <p>Industry shared that presently URA controls the size of air-con ledges for residential units. Such restrictions impacted the space required for access and ease of maintenance of air con equipment during the post-construction phase.</p>	URA's requirements are meant to mitigate potential abuse by developers in providing excessively large air con ledges, which constitute spaces not directly enjoyed by residential unit owners. Notwithstanding, BCA will engage URA and the industry to study this concern.