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First published in the *Government Gazette*, Electronic Edition, on 1st February 2008 at 5:00 pm.

**No. S 54**

**BUILDING CONTROL ACT  
(CHAPTER 29)**

**BUILDING CONTROL  
(AMENDMENT)  
REGULATIONS 2008**

In exercise of the powers conferred by section 49 of the Building Control Act, the Minister for National Development hereby makes the following Regulations:

**Citation and commencement**

**1.** These Regulations may be cited as the Building Control (Amendment) Regulations 2008 and shall come into operation on 15th February 2008.

**Amendment of regulation 2**

**2.** Regulation 2 of the Building Control Regulations 2003 (G.N. No. S 666/2003) (referred to in these Regulations as the principal Regulations) is amended —

- (a) by deleting the definitions of “applicant” and “construct”;
- (b) by inserting, immediately after the words “crib wall,” in the definition of “retaining wall”, the words “gabions wall, cofferdam,”;
- (c) by deleting the words “in connection with building construction and includes earthworks for” in the definition of “site formation works” and substituting the words “and includes earthworks for site stabilisation,”; and
- (d) by deleting the full-stop at the end of the definition of “structural elements” and substituting a semi-colon, and by inserting immediately thereafter the following definition:
  - “ “supervising qualified person” means the qualified person appointed under section 8(1)(b) or 11(1)(d)(ii) of the Act to supervise the carrying out of any building works.”.

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**Amendment of regulation 3**

3. Regulation 3 of the principal Regulations is amended by deleting the words “section 6(1)” and substituting the words “section 5(1)”.

**New regulation 3A**

4. The principal Regulations are amended by inserting, immediately after regulation 3, the following regulation:

**“Insignificant building works**

**3A.** For the purposes of section 4(*d*) of the Act, insignificant building works are any of the building works specified in the First Schedule, and these Regulations shall not apply to any of these insignificant building works.”.

**Amendment of regulation 4**

5. Regulation 4 of the principal Regulations is amended —
- (a) by deleting the words “section 6(1)” in paragraph (1) and substituting the words “section 5(1)”;
  - (b) by deleting the word “applicant” in paragraph (1)(*b*) and substituting the words “developer of those building works”;
  - (c) by deleting the words “section 14(1)” in paragraph (1)(*d*) and substituting the words “section 6A(1)”;
  - (d) by deleting the words “section 9(3A)(*b*)(ii)” in paragraph (1)(*e*) and substituting the words “section 9 (2)(*b*)(ii)”;
  - (e) by deleting the words “First Schedule” in paragraph (2)(*b*) and substituting the words “Second Schedule”.

**Amendment of regulation 6**

6. Regulation 6 of the principal Regulations is amended —
- (a) by deleting the words “section 6(1)” and substituting the words “section 5(1)”;
  - (b) by deleting the words “Second Schedule” and substituting the words “Third Schedule”.

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**Amendment of regulation 9**

7. Regulation 9 of the principal Regulations is amended —
- (a) by deleting the words “section 6(1)(c)” in paragraphs (1)(b) and (d) and (2)(b) and substituting in each case the words “section 5(2)(d)(i)”;
  - (b) by deleting sub-paragraph (h) of paragraph (1) and substituting the following sub-paragraph:
    - “(h) indicate the fixing and framing details of any external cladding and safety barriers against falling from a height (if applicable).”; and
  - (c) by deleting sub-paragraphs (vi) and (vii) of paragraph (2)(h) and substituting the following sub-paragraphs:
    - “(vi) any shaft, tunnel or connections, or cavern structure;
    - (vii) the retaining walls and supporting structures; and
    - (viii) the overall structural system under wind loads, if applicable.”.

**Amendment of regulation 10**

8. Regulation 10(2) of the principal Regulations is amended —
- (a) by inserting, immediately after the words “location of piles” in sub-paragraph (b), the words “and site investigation boreholes”;
  - (b) by inserting, immediately after the words “pile penetration depth” in sub-paragraph (c), the words “for each design zone”; and
  - (c) by deleting sub-paragraphs (d) and (e) and substituting the following sub-paragraphs:
    - “(d) the minimum embedded pile length into competent stratum, where applicable;
    - (e) the unit skin friction and unit end bearing resistance for pile designs;
    - (f) the allowable pile bearing capacity before and after deduction of negative skin friction (if applicable) and details of pile joints;
    - (g) the allowable total and differential foundation settlement;

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- (h) the allowable vibration limit during pile installation; and
  - (i) the sectional details of piles and number and type of pile load tests and the location of ultimate pile load tests.”.

### **Deletion and substitution of regulation 12**

9. Regulation 12 of the principal Regulations is deleted and the following regulation substituted therefor:

#### **“Minor building works**

12. The building works specified in the Fourth Schedule are building works the plans of which do not require a certification from an accredited checker for the purposes of section 5 or 5A of the Act.”.

### **Amendment of regulation 13**

10. Regulation 13 of the principal Regulations is amended by deleting the words “First Schedule” in paragraph (c) and substituting the words “Second Schedule”.

### **Amendment of regulation 14**

11. Regulation 14 of the principal Regulations is amended —

- (a) by deleting the words “section 6(2) of the Act, he shall notify the applicant” in paragraph (1) and substituting the words “section 5(3)(a) of the Act, he shall notify the developer of the building works”;
- (b) by deleting the words “section 6(2)” in paragraph (2) and substituting the words “section 5(3)(a)”;
- (c) by deleting the words “section 14(1)” in paragraph (2)(d) and substituting the words “section 6A(1)”.

### **Amendment of regulation 15**

12. Regulation 15 of the principal Regulations is amended by deleting the words “section 6(2) of the Act, he shall notify the applicant” and substituting the words “section 5(3)(a) of the Act, he shall notify the developer of the building works”.

**Amendment of regulation 16**

**13.** Regulation 16 of the principal Regulations is amended —

- (a) by deleting the word “applicant” wherever they appear in paragraph (2) and substituting in each case the word “developer”; and
- (b) by deleting the words “an applicant person” in paragraph (3) and substituting the word “developer”.

**Amendment of regulation 17**

**14.** Regulation 17 of the principal Regulations is amended by deleting the words “section 6(4)” and substituting the words “section 5(4)”.

**Amendment of regulation 18**

**15.** Regulation 18 of the principal Regulations is amended —

- (a) by deleting the words “section 6(7)” in paragraph (1) and substituting the words “section 5A(1)”;
- (b) by deleting the words “section 6(3)(a) of the Act and, unless the building works are of a type in respect of which the certificate of an accredited checker is not required under regulation 12” in paragraph (2) and substituting the words “section 8(1)(a) or 11(1)(d)(i) of the Act and, in the case of major building works”; and
- (c) by deleting the words “section 6(3)(a)” in paragraphs (3) and (4) and substituting in each case the words “section 8(1)(a) or 11(1)(d)(i)”.

**Amendment of regulation 19**

**16.** Regulation 19 of the principal Regulations is amended by deleting the words “section 6(9)(b)” and substituting the words “section 5B(1)(c)”.

**Amendment of regulation 20**

**17.** Regulation 20 of the principal Regulations is amended —

- (a) by deleting the words “the person for whom the building works are to be carried out” in paragraph (1) and substituting the words “the developer”;

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- (b) by deleting the words “section 14(1)” in paragraphs (1) and (3) and substituting in each case the words “section 6A(1)”;
  - (c) by deleting the words “section 14(2)” in paragraph (2) and substituting the words “section 6A(2)”;
  - (d) by deleting the words “First Schedule” in paragraph (3) and substituting the words “Second Schedule”.

### **Amendment of regulation 21**

**18.** Regulation 21 of the principal Regulations is amended —

- (a) by inserting, immediately after the word “including” in paragraph (1), the words “piling or site formation works or”;
- (b) by deleting the words “section 7(1)” in paragraph (1) and substituting the words “section 6(1)”;
- (c) by inserting, immediately after paragraph (2), the following paragraphs:

“(3) For the purposes of section 6(2)(e) of the Act, an application for a permit to carry out any demolition of a building shall be accompanied by —

- (a) a method statement detailing how the demolition works are to be carried out; and
- (b) an impact assessment report on surrounding buildings.

(4) For the purposes of section 6(2)(e) of the Act, an application for a permit to carry out any piling or site formation works shall be accompanied by —

- (a) an impact assessment report on surrounding buildings and other structures; and
- (b) a notification specifying the date of commencement of the piling or site formation works.”; and

- (d) by deleting the words “or demolition of building” in the regulation heading.

### **Amendment of regulation 22**

**19.** Regulation 22 of the principal Regulations is amended —

- (a) by deleting the words “section 9(3C)(d) of the Act, the qualified person appointed under section 6(3)(b) of the Act

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to supervise” and substituting the words “section 9(4)(d) of the Act, the supervising qualified person appointed in respect of”;

(b) by deleting paragraph (a) and substituting the following paragraph:

“(a) for major building works, a schedule of the structural works to be carried out every 3 months, specifying, in particular, the excavation, installation, testing, removal, construction or fabrication of the key structural elements in the structural works;”;

(c) by deleting the words “section 6(3)(a)” in paragraph (e) and substituting the words “section 8(1)(a) or 11(1)(d)(i)”;

(d) by deleting paragraph (h) and substituting the following paragraph:

“(h) a site investigation report;”;

(e) by deleting paragraphs (p) and (q) and substituting the following paragraphs:

“(p) a record of tests on welding works and all welders’ certificates;

(q) a record of ground anchor, soil nails or rock bolt tests and, where applicable, stressing loads;

(r) a record of inspection and approval at each of the following stages of the building works: excavation, installation, construction and removal stage of the building works;

(s) a record of inspection and approval for strut, soil nails, rock bolts, or anchor during installation and removal;

(t) a record of instrumentation and monitoring reports;

(u) a record of actions taken where monitoring results of earth-retaining wall deflection or adjacent ground settlements exceed the allowable limits or where damages occur in the neighbouring properties;

(v) a record and test results of earth or ground improvement or strengthening works;

(w) a record of tests on fixings of external claddings and safety barriers against falling from a height;

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- (x) the mill certificates and test results for structural steel sections; and
  - (y) a record of all other tests of or in connection with the building works.”.

### **Amendment of regulation 23**

- 20.** Regulation 23(1) of the principal Regulations is amended —
- (a) by deleting the words “section 9(3C)(e) of the Act, the qualified person appointed under section 6(3)(b) of the Act to supervise” and substituting the words “section 9(4)(e) of the Act, the supervising qualified person appointed in respect of”; and
  - (b) by deleting sub-paragraphs (a) and (b).

### **New regulation 23A**

**21.** The principal Regulations are amended by inserting, immediately after regulation 23, the following regulation:

#### **“Large and small-scale building works**

**23A.—(1)** Any building works the value of which is more than \$5 million shall be large building works for the purposes of section 7(1)(b) of the Act.

(2) Any building works the value of which is not more than \$5 million are small-scale building works for the purposes of section 7(1)(c) of the Act.”.

### **Deletion and substitution of regulation 24**

**22.** Regulation 24 of the principal Regulations is deleted and the following regulation substituted therefor:

#### **“Site supervisors**

**24.—(1)** For the purposes of section 10(1)(a) of the Act, the team of site supervisors appointed in respect of the structural elements of any large building works shall comprise the following number of persons:

- (a) where the value of the large building works is more than \$5 million but not exceeding \$10 million — one site supervisor who is a resident technical officer;



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- (b) where the value of the large building works is more than \$10 million but not exceeding \$20 million — one site supervisor who is a resident engineer;
  - (c) where the value of the large building works is more than \$20 million but not exceeding \$50 million — 2 site supervisors, one of whom must be a resident technical officer and the other must be a resident engineer;
  - (d) where the value of the large building works is more than \$50 million but not exceeding \$100 million — 3 site supervisors, one of whom must be a resident engineer and the other 2 must each be a resident technical officer;
  - (e) where the value of the large building works is more than \$100 million — 5 site supervisors, 2 of whom must be resident engineers and the other 3 must each be a resident technical officer.

(2) For the purposes of section 10(3)(a) of the Act, no person shall be appointed as a site supervisor in respect of any building works unless he is a resident technical officer or a resident engineer.

(3) For the purposes of section 10(3)(b) of the Act, the Joint Accreditation Committee of the Institution of Engineers Singapore (IES) and the Association of Consulting Engineers Singapore (ACES) is the organisation to which a person must be and remain accredited with in order to be appointed as a site supervisor in respect of any building works.

(4) In this regulation —

“resident engineer” means any person who —

- (a) is a professional engineer in the civil or structural engineering discipline registered under the Professional Engineers Act (Cap. 253);
- (b) possesses a university degree or any other professional qualification recognised by the Professional Engineers Board for registration as a professional engineer under the Professional Engineers Act in the civil or structural engineering discipline;
- (c) possesses a postgraduate master’s degree or doctoral degree in Civil Engineering or Structural Engineering from any university recognised by

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the Professional Engineers Board for registration as a professional engineer under the Professional Engineers Act (Cap. 253);

- (d) is a Chartered Engineer registered by the Engineering Council United Kingdom in the Civil Engineering or Structural Engineering discipline;
- (e) possesses a university degree in Civil Engineering or Structural Engineering from any university that is specified by the Commissioner of Building Control in the list that is —
  - (i) obtainable from his office at the Building and Construction Authority, 5 Maxwell Road, #02-00 Tower Block MND Complex, Singapore 069110; and
  - (ii) available in the Internet website of the Building and Construction Authority at <http://www.bca.gov.sg>,

and has at least one year of relevant postgraduate practical experience in design or construction of structural works as may be acceptable to the Commissioner of Building Control; or

- (f) possesses such other qualification and period of practical experience as the Commissioner of Building Control may determine, being a qualification and practical experience that is substantially equivalent to any qualification and practical experience referred to in paragraphs (a) to (e);

“resident technical officer” means any person who —

- (a) possesses a degree from any local university or a diploma from any local polytechnic in Civil Engineering or Structural Engineering;
- (b) possesses a diploma in any construction-related field from any local polytechnic and has at least one year of such relevant practical experience in full-time supervision of structural works in construction sites in Singapore as may be acceptable to the Commissioner of Building Control;

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- (c) possesses a diploma or higher certificate from any foreign polytechnic in Civil Engineering or Structural Engineering and has at least one year of such relevant practical experience in full-time supervision of structural works in construction sites as may be acceptable to the Commissioner of Building Control;
  - (d) possesses a diploma in any construction-related field from any foreign polytechnic and has at least 4 years of such relevant practical experience in full-time supervision of structural works in construction sites in Singapore as may be acceptable to the Commissioner of Building Control;
  - (e) possesses a degree from any foreign university in Civil Engineering or Structural Engineering and has at least one year of such relevant practical experience in full-time supervision of structural works in construction sites as may be acceptable to the Commissioner of Building Control;
  - (f) possesses a degree related to Civil Engineering or Structural Engineering from any foreign university and has at least one year of such relevant practical experience in full-time supervision of structural works in construction sites in Singapore as may be acceptable to the Commissioner of Building Control; or
  - (g) possesses such other qualification and period of postgraduate practical experience in full-time supervision of structural works in construction sites as the Commissioner of Building Control may determine, being a qualification and practical experience that is substantially equivalent to any qualification and practical experience referred to in paragraphs (a) to (f).”.

### **Amendment of regulation 25**

**23.** Regulation 25 of the principal Regulations is amended —

- (a) by deleting the words “appointed under section 11 of the Act”; and

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(b) by deleting the words “section 11(2)(a)” and substituting the words “section 11(4)”.

### **Amendment of regulation 30**

**24.** Regulation 30(1) of the principal Regulation is amended by deleting the words “section 11” in sub-paragraph (a) and substituting the words “section 8(1)”.

### **Deletion and substitution of regulations 31 to 34 and new regulation 34A**

**25.** Regulations 31 to 34 of the principal Regulations are deleted and the following regulations substituted therefor:

#### **“Site investigation**

**31.—(1)** Where foundation, tunnels, site formation (including excavations) or related earthworks are proposed to be constructed or carried out on any premises, an investigation of the site shall be undertaken by the qualified person appointed under section 8(1)(a) or 11(1)(d)(i) of the Act in respect of the structural elements of the relevant building works in order to establish the type and character of the ground and groundwater conditions on which the foundations, tunnels, site formation (including excavations) or earthworks are to be constructed or carried out.

(2) Whenever any site investigation is to be carried out, the qualified person appointed under section 8(1)(a) or 11(1)(d)(i) of the Act shall carry out proper and adequate site investigation —

(a) in accordance with the relevant standards and codes of practice; and

(b) by conducting adequate investigation boreholes and other appropriate investigation means, in-situ field tests and laboratory tests to establish the ground and groundwater conditions, their variability and the geotechnical aspects for the works to be carried out.

(3) Whenever any site investigation is to be carried out in respect of the building works, the qualified person appointed under section 8(1)(a) or 11(1)(d)(i) of the Act shall submit the site investigation reports to the Commissioner of Building Control and in accordance with paragraph (4).

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(4) All site investigation reports shall contain field and laboratory data, and tests and results, and shall be accompanied by a certificate from an appropriate professional engineer who, having carried out, supervised or directed the site investigation, certifies that he has verified the accuracy of the information given in the site investigation report.

### **Pre-construction survey**

**32.**—(1) Where any demolition of any building, or any piling or foundation works, any tunnelling works, or any site formation works (including excavation works) are to be constructed or carried out, the builder shall, before commencing such works, carry out a pre-construction survey to establish the condition of existing buildings and structures adjacent or in otherwise close proximity to the building works.

(2) Before the building works commence, the builder shall give to each owner of every existing building and structure adjacent or in otherwise close proximity to the building works a copy of the report of a pre-construction survey carried out under paragraph (1) (referred to as the pre-construction survey report) on the owner's property.

(3) The builder shall keep at the site a complete set of all the pre-construction survey reports of pre-construction surveys carried out under paragraph (1) by the builder.

### **Impact assessment report**

**33.** The report of any investigation under regulation 31 or 32 shall contain recommendations on the measures to be taken in connection with the construction or carrying out of any demolition of a building, any piling or foundation works, any tunnelling works, or any site formation works (including excavation works) so as to prevent any settlement or other movement which may impair the stability of or cause damage to the whole or part of any premises or building adjacent or in otherwise close proximity to the building works.

### **Measures to protect trenches and pits**

**34.** The builder appointed shall take measures to ensure that the trenches and pits at the site are adequately protected against erosion, failure and instability at all times.

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**Formation of new slope or embankment**

**34A.** Where the building works result in the formation of a new slope or embankment, the qualified person appointed under section 8(1)(a) or 11(1)(d)(i) of the Act shall determine and ascertain the integrity and stability of the new slope or embankment; and where appropriate, provide or cause to be provided a retaining wall or other earth-retaining structure, or protective measures to stabilise the new slope or embankment.”.

**Amendment of regulation 35**

**26.** Regulation 35 of the principal Regulations is amended —

(a) by deleting paragraph (1) and substituting the following paragraph:

“(1) The builder shall provide or cause to be provided, and shall maintain, proper and adequate drainage for all excavations as long as the excavations continue.”;

(b) by deleting the words “the qualified person appointed under section 6(3)(b) of the Act” in paragraph (2) and substituting the words “the builder”; and

(c) by deleting the word “irreparable” in paragraph (2).

**Deletion and substitution of regulations 36 and 37**

**27.** Regulations 36 and 37 of the principal Regulations are deleted and the following regulations substituted therefor:

**“Protection of foundations and excavations**

**36.—**(1) The builder shall provide or cause to be provided earth-retaining structures to protect the sides of all foundations or excavations for any building works so as to prevent any settlement or other movement which may impair the stability of or cause damage to the whole or part of any adjoining premises or building.

(2) The supervising qualified person appointed in respect of any building works shall regularly inspect the excavations and earth-retaining structures referred to in paragraph (1) comprised in the building works and the builder shall maintain their safe condition at all times as long as the excavations remain.

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**Instrumentation and monitoring results**

**37.**—(1) Where required, the supervising qualified person appointed in respect of any building works shall provide to the Commissioner of Building Control the results of any instrumentation monitoring carried out on the site of the building works.

(2) The supervising qualified person appointed in respect of any building works shall —

- (a) regularly inspect all instrumentation for monitoring, including any settlement or movement or deformation of the ground in relation to which the building works are carried out and the structure of adjacent properties and analyse the results thereof; and
- (b) report periodically to the Commissioner of Building Control the instrumentation monitoring results.

(3) When any ground movement exceeds the allowable limits, the supervising qualified person appointed in respect of any building works and the builder of those building works shall notify the Commissioner of Building Control as soon as practicable regarding such movement.

(4) A builder of any building works shall —

- (a) where applicable, provide or cause to be provided protective measures for the structures of adjacent properties so that their safe condition is maintained at all times as long as the excavations continue;
- (b) put in place protective measures to prevent damage to the instrumentation for monitoring referred to in paragraph (2);
- (c) notify the supervising qualified person appointed in respect of the building works of any such instrumentation that is damaged as soon as practicable; and
- (d) replace or cause to be replaced any such instrumentation that is damaged or malfunctioning in a timely manner.”.

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**Amendment of regulation 38**

**28.** Regulation 38 of the principal Regulations is amended —

- (a) by deleting paragraph (1) and substituting the following paragraph:

“(1) No person shall use or cause to be used in any building works any material specified in the Sixth Schedule without the permission of the Commissioner of Building Control.”;
- (b) by deleting the words “qualified person who is appointed under section 6(3)(b) of the Act or the builder appointed under section 11 of the Act” in paragraph (3) and substituting the words “supervising qualified person appointed in respect of any building works or the builder thereof”; and
- (c) by inserting, immediately before the words “qualified person” in the last line of paragraph (3), the word “supervising”.

**Amendment of regulation 39**

**29.** Regulation 39 of the principal Regulations is amended —

- (a) by deleting the words “section 12(1)” in paragraph (1) and substituting the words “section 7A(1)”;
- (b) by deleting the words “section 12(2)” in paragraph (2) and substituting the words “section 7A(2)”;
- (c) by deleting the words “qualified person appointed under section 6(3)(b) of the Act in respect of the structural elements of” in paragraph (2)(a) and substituting the words “supervising qualified person appointed in respect of”;
- (d) by inserting, immediately after the words “carried out” in paragraph (2)(b), the words “in accordance with approved standards”; and
- (e) by deleting the words “qualified person appointed under section 6(3)(b) of the Act in respect of the structural elements of” in paragraph (2)(c) and substituting the words “supervising qualified person appointed in respect of”.



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**Amendment of regulation 40**

**30.** Regulation 40 of the principal Regulations is amended —

- (a) by deleting the words “qualified person appointed under section 6(3)(b) of the Act” in paragraphs (1) and (2)(a) and substituting in each case the words “supervising qualified person”;
- (b) by deleting the words “section 6(3)(a)” in paragraph (1)(b) and substituting the words “section 8(1)(a) or 11(1)(d)(i)”;
- (c) by deleting the words “by the qualified person” in paragraph (2) and substituting the words “under paragraph (1)(b)”;
- and
- (d) by inserting, immediately before the words “qualified person” in the last line of paragraph (2), the word “supervising”.

**Amendment of regulation 41**

**31.** Regulation 41(1) of the principal Regulations is amended by deleting the words “the person for whom the building works are carried out, the qualified person appointed under section 6(3)(b) of the Act” in sub-paragraph (a) and substituting the words “the developer, the supervising qualified person appointed”.

**Amendment of regulation 42**

**32.** Regulation 42 of the principal Regulations is amended —

- (a) by deleting the words “the person for whom the building works were carried out” in paragraph (1) and substituting the words “the developer of the building works”;
- (b) by deleting the words “section 11(4)(d)” in paragraph (2)(c) and substituting the words “section 11(1)(f)”;
- and
- (c) by deleting the words “section 8” in paragraph (2)(d) and substituting the words “section 5(3)(b)”.

**Amendment of regulation 43**

**33.** Regulation 43(3) of the principal Regulations is amended by deleting the words “section 11(4)(d)” in sub-paragraph (b) and substituting the words “section 11(1)(f)”.

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**Amendment of regulation 49**

- 34.** Regulation 49 of the principal Regulations is amended —
- (a) by deleting the words “plans of building works” and substituting the words “approved drawings of building works”; and
  - (b) by deleting the word “plans” in the regulation heading and substituting the words “approved drawings”.

**Amendment of regulation 50**

- 35.** Regulation 50 of the principal Regulations is amended —
- (a) by deleting the words “person for whom building works are carried out” and substituting the words “developer of building works”;
  - (b) by deleting the words “31(1) or (2)” and substituting the words “31(1), (2) or (3)”;
  - (c) by inserting, immediately after “34,”, “34A,”;
  - (d) by deleting the words “38(1), (2) or (3),” and substituting the words “38(1) or (3),”; and
  - (e) by deleting the words “\$5,000 or to imprisonment for a term not exceeding 6 months” and substituting the words “\$10,000 or to imprisonment for a term not exceeding 12 months”.

**New First Schedule**

**36.** The principal Regulations are amended by inserting, immediately after regulation 51, the following Schedule:

“FIRST SCHEDULE

Regulation 3A

INSIGNIFICANT BUILDING WORKS

1. Building works carried out for or in connection with —
  - (a) site formation works involving any excavation or filling not exceeding 1,500 millimetres in depth or height;
  - (b) any trenches for the purpose of laying sewers not exceeding 1,000 millimetres in diameter in conjunction with any public sewerage system;
  - (c) any boundary wall, boundary fence or gate;
  - (d) any awning, windowhood or cantilevered roof constructed of glazed or clay tiles, and having a projection not exceeding 1,400 millimetres;

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 FIRST SCHEDULE — *continued*

- (e) any awning, windowhood or cantilevered roof constructed of lightweight material, and having a horizontal projection not exceeding 3,000 millimetres;
  - (f) any single storey trellis, pergola, shelter, gazebo and the like;
  - (g) any canal or drain not exceeding 1,500 millimetres in depth;
  - (h) any box culvert with a span not exceeding 5,000 millimetres and a depth not exceeding 1,500 millimetres;
  - (i) any stall or shed of lightweight material within any premises used for the purpose of holding a trade fair, fun fair or any exhibition;
  - (j) any pipe rack or support not exceeding 2,000 millimetres in height;
  - (k) any height restriction gantry;
  - (l) any concrete or brick vault used for housing underground tanks;
  - (m) any plinth, platform or other base with a visible height not exceeding 1,000 millimetres from the ground level and erected for the purpose of supporting any mechanical plant, tank, equipment, machinery or other components (other than a building);
  - (n) the enclosing of a balcony, yard or terrace with windows and glass panels in residential buildings;
  - (o) the creation of any opening in a non-load bearing wall or the sealing up of any wall opening;
  - (p) the demolition, restoration or reinstatement of any non-load bearing wall;
  - (q) any retaining wall, or earth retaining structure, with a visible height of not more than 1,000 millimetres.
2. Replacement or changing of windows and doors.
  3. Replacement of existing floor and wall finishes.
  4. Replacement or changing of any false ceiling with lightweight material.
  5. One to one replacement of timber roof or other roof covering not involving any replacement of roof trusses.
  6. Erection or alteration of —
    - (a) any partition or partition wall in any bungalow, semi-detached, terrace or linked house; or
    - (b) any partition or partition wall constructed of lightweight material in any other building.
  7. Construction of any raised floor or the topping up of balconies, and the like, with lightweight materials.

FIRST SCHEDULE — *continued*

8. Erection of any single storey detached booth, kiosk, guardhouse, bin centre, and the like, not exceeding an area of 10 square metres.

9. Installation of any roller shutter or grilled door.

10. Erection of any single storey lean-to extension with roof covering of glazed or clay tiles, or of any lighter material, in any bungalow, semi-detached, terrace or linked house, subject to compliance with building set-back and area of coverage requirements under the Planning Act (Cap. 232).

11. Erection of any single storey shed or hut not exceeding an area of 10 square metres for housing fuel tanks, mechanical or electrical equipment.

12. All air-conditioning works.

13. In this Schedule —

“lightweight material” means —

- (a) any sheet or board material such as timber board, plywood, fibreboard, plasterboard, aluminium sheet, corrugated metal sheet or polycarbonate sheet;
- (b) any concrete product made with lightweight aggregates such as pumice, perlite or vermiculite; or
- (c) any hollow concrete block, hollow glass block, autoclaved aerated concrete block and the like;

“non-load bearing wall” means a wall which supports no load other than its own weight;

“partition” means a temporary or an easily removable vertical panel of lightweight construction for the subdivision of spaces within a building.”.

**Amendment of existing First Schedule**

**37.** The existing First Schedule to the principal Regulations is amended —

- (a) by deleting the words “FIRST SCHEDULE” and substituting the words “SECOND SCHEDULE”;
- (b) by deleting the words “section 6” in the first paragraph and substituting the words “section 5 or 5A”;
- (c) by deleting the words “section 14” in the first paragraph and substituting the words “section 6A”; and
- (d) by deleting the words “section 14(1)” in paragraph 9 and substituting the words “section 6A(1)”.

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**Renaming of existing Second Schedule**

**38.** The principal Regulations are amended by renaming the existing Second Schedule as the Third Schedule.

**Amendment of existing Third Schedule**

**39.** The existing Third Schedule to the principal Regulations is amended —

- (a) by deleting the words “THIRD SCHEDULE” and substituting the words “FOURTH SCHEDULE”;
- (b) by deleting the words “BUILDING WORKS” in the Schedule heading and substituting the words “MINOR BUILDING WORKS”;
- (c) by deleting the words “, single storey enclosures, sheds, huts and the like; and” in paragraph 1(b) and substituting the words “and the like;”;
- (d) by deleting sub-paragraph (c) of paragraph 1 and substituting the following sub-paragraphs:

- “(c) retaining walls and earth stabilising structures not exceeding a visible height of 4 metres;
- (d) shophouses not exceeding 2 storeys (where attic or basement floor exceeding an area of 100 square metres shall be considered as a storey);
- (e) single storey buildings, sheds and the like where the span of beams or roof trusses is not more than 6 metres and the floor area is not more than 150 square metres;
- (f) underground tank, swimming pool and the like not exceeding a depth of 4 metres;
- (g) single storey covered walkway, car parking shed and the like where the span of the beams or roof trusses is not more than 6 metres or the span of any cantilever is not more than 3 metres;
- (h) box culverts, canal crossings or link bridges with spans not exceeding 5 metres;
- (i) chimneys, lighting masts and the like not exceeding 20 metres in height;
- (j) foundation for above ground tank structure where the length, width or diameter of the foundation does not exceed 6 metres; and
- (k) foundation for gantry cranes with capacity not exceeding 3 tonnes and the span between supports not exceeding 6 metres in any direction.”; and

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- (e) by deleting the words “Building works” in paragraph 2 and substituting the words “Structural works”.

### **Deletion of existing Fourth Schedule**

**40.** The existing Fourth Schedule of the principal Regulations is deleted.

### **Amendment of Sixth Schedule**

**41.** The Sixth Schedule to the principal Regulations is amended by deleting the words “for alkali-silica reaction” in paragraph (b) and substituting the words “for alkali-carbonate reaction”.

### **Saving and transitional**

**42.** Notwithstanding anything in these Regulations, the principal Regulations in force immediately before 15th February 2008 shall continue to apply to any of the following building works as if these Regulations have not been enacted:

- (a) building works for which an application for the approval of plans is submitted before 15th February 2008; and
- (b) building works for which an application for the approval of any amendment to the plans referred to in paragraph (a) is made on or after 15th February 2008.

*[G.N. Nos. S 598/2004; S 549/2005; S 478/2007; S 495/2007]*

Made this 1st day of February 2008.

TAN TEE HOW  
*Permanent Secretary,*  
*Ministry of National Development,*  
*Singapore.*

[eReg; AG/LEG/SL/29/2005/2 Vol. 1]

(To be presented to Parliament under section 52 of the Building Control Act).