
No. S 000

**BUILDING CONTROL ACT 1989
(CHAPTER 29)**

**BUILDING CONTROL (PERIODIC INSPECTION OF
BUILDINGS AND BUILDING FACADES)
(AMENDMENT) REGULATIONS 2025**

In exercise of the powers conferred by section 49(1) of the Building Control Act 1989, the Minister for National Development makes the following Regulations:

Citation and commencement

1. These Regulations are the Building Control (Periodic Inspection of Buildings and Building Facades) (Amendment) Regulations 2025 and come into operation on 2025.

New regulations 16A and 16B

2. In the Building Control (Periodic Inspection of Buildings and Building Façades) Regulations 2021 (G.N. No. S 785/2021), after regulation 16, insert —

“Appointment of façade inspectors

16A. A competent person must not appoint a façade inspector to carry out any inspection under regulation 16(2), who is a partner, an officer or an employee of —

- (a) the owner of the building;
- (b) the builder of the building;
- (c) any person involved in the carrying out of any building works in relation to the façade of the building; or
- (d) an associate of a person mentioned in sub-paragraph (a), (b) or (c).

Duties of façade inspectors

16B.—(1) A façade inspector appointed by a competent person to carry out any inspection under regulation 16(2) must do the following:

- (a) if the façade inspector is carrying out a visual inspection or a close-range inspection referred to regulation 16(2) —
 - (i) with reasonable diligence carry out the visual inspection or close-range inspection of the façade of the building concerned in accordance with the competent person’s instructions; and
 - (ii) provide the results of the visual inspection or close-range inspection (as the case may be) of the façade to the competent person;
- (b) if a person is engaged to operate any equipment or apparatus to carry out a visual inspection or a close-range inspection, under an equivalent method, technology or equipment approved by the Commissioner referred to regulation 16(3) —
 - (i) supervise the person with reasonable diligence and in person; and
 - (ii) take reasonable steps to ensure that the inspection is carried out in accordance with the equivalent method, technology or equipment (as the case may be) approved by the Commissioner;
- (c) notify the competent person in writing immediately if the façade inspector reasonably suspects or is of the opinion that there is any sign of excessive erosion, corrosion, wear, fatigue, stress or strain in the façade, or any other situation or circumstance relating to the façade, that gives rise or is likely to give rise to a probability of the occurrence or potential occurrence of —

- (i) the collapse (wholly or partly) of the façade; and
- (ii) death or injury to individuals, or damage to other property, within or outside the building.

(2) A façade inspector who contravenes paragraph (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$20,000.”.

Made on 2025.

OW FOONG PHENG
*Permanent Secretary,
Ministry of National Development,
Singapore.*

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(To be presented to Parliament under section 52 of the Building Control Act 1989).

Note 1: JY/BC(PIBBF)(Amdt)Regs 2025 (v05C)(20.01.25)