

WHAT YOU NEED TO KNOW ABOUT PFI

The Periodic Façade Inspection (PFI) regime was implemented since 1 Jan 2022 to enhance the maintenance requirements of building facades and to ensure public safety.

Criteria

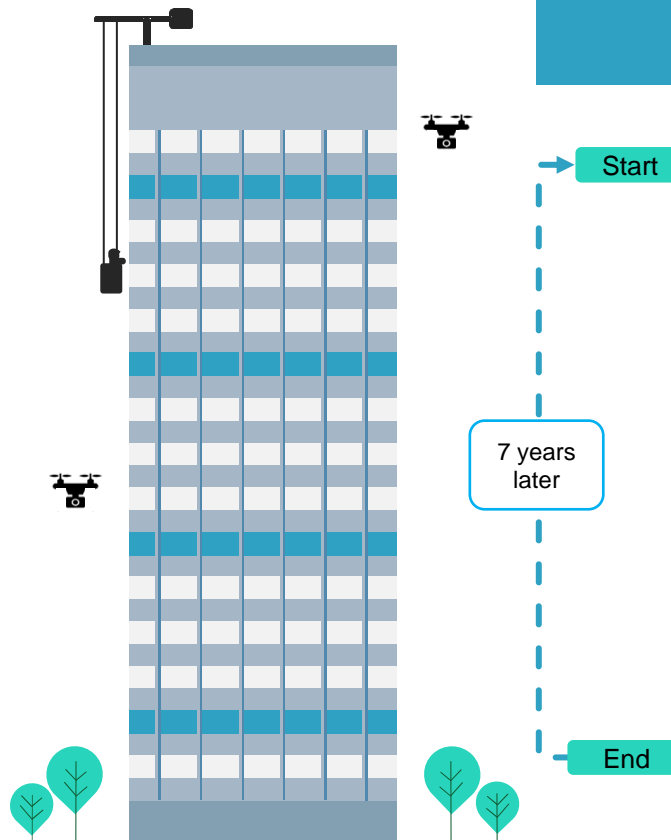
All buildings* that are more than 20 years of age & more than 13 metres in height.

* Excludes a) detached houses, semi-detached houses, terraced or linked houses which are used solely as places of residence; and b) temporary buildings.

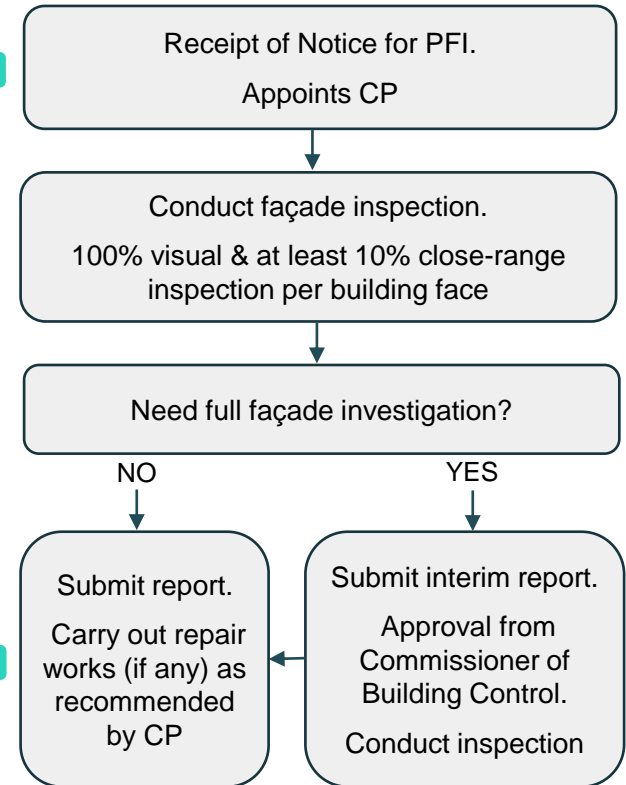
Professionals

Competent Person[#] (CP), assisted by Façade Inspector(s) (FIs)

[#] Professional Engineer (C&S) or Registered Architect who has obtained "Certificate in Façade Inspection".



PFI workflow



Scan here to visit BCA's website for more information on the PFI regime.



Scan here to contact us through BCA's Online Feedback Form

Duty to Maintain

On average, there are more than 20 incidents of fallen façade elements reported to BCA every year, your building might be next if you don't maintain



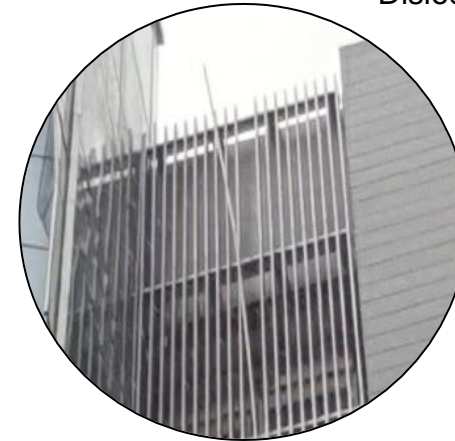
Spalling concrete



Dislodged metal cladding



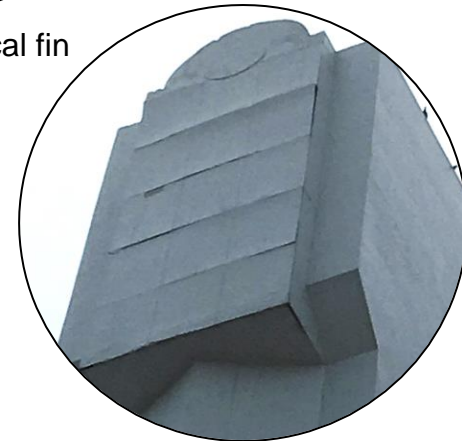
Fallen brick facade



Dangling vertical fin



Collapsed exterior ceiling



Bulging board cladding

Under the Building Maintenance and Strata Management Act (“BMSMA”), persons responsible for exterior features of a building have a duty to ensure that these exterior features are properly maintained. Persons who fail to do so shall be liable on conviction to a fine not exceeding \$10,000 or to imprisonment for a term not exceeding 12 months or to both.