

Building Control (Environmental Sustainability Measures for Existing Buildings) Regulations 2013

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No. S 383

**BUILDING CONTROL ACT
(CHAPTER 29)**

**BUILDING CONTROL
(ENVIRONMENTAL SUSTAINABILITY MEASURES FOR
EXISTING BUILDINGS) REGULATIONS 2013**

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

PART I

PRELIMINARY

Citation and commencement

1. These Regulations may be cited as the Building Control (Environmental Sustainability Measures for Existing Buildings) Regulations 2013 and shall come into operation on 1st July 2013.

Definitions

2. In these Regulations, unless the context otherwise requires —

“airport services and facilities” has the same meaning as in section 2(1) of the Civil Aviation Authority of Singapore Act 2009 (Act 17 of 2009);

“Code” means the Code on Environmental Sustainability Measures for Existing

Buildings issued by the Building and Construction Authority;

“electronic service” means the electronic service specified by the Commissioner of Building Control for the purpose of submitting any form or other document required to be submitted to the Commissioner under these Regulations;

“Energy Audit Code” means the Code on Periodic Energy Audit of Building Cooling System issued by the Building and Construction Authority;

“gross floor area” has the same meaning as “floor area” in rule 2(1) of the Planning (Development Charges) Rules (Cap. 232, R 5);

[Deleted by S 313/2016 wef 02/01/2017]

“industrial building” has the same meaning as in rule 2 of the Planning (Use Classes) Rules (Cap. 232, R 2);

“industrial retail building” has the same meaning as in rule 2 of the Planning (Use Classes) Rules;

“light industrial building” has the same meaning as in rule 2 of the Planning (Use Classes) Rules;

[Deleted by S 313/2016 wef 02/01/2017]

“port services and facilities” has the same meaning as in section 2 of the Maritime and Port Authority of Singapore Act (Cap. 170A);

“railway premises” has the same meaning as in section 2 of the Rapid Transit Systems Act (Cap. 263A);

[Deleted by S 313/2016 wef 02/01/2017]

“religious building” means a building approved for use under the Planning Act (Cap. 232) as a place of public worship or for the conduct of religious studies, teaching or talks;

[S 313/2016 wef 02/01/2017]

“serviced apartments” means a residential building comprising non-strata subdivided apartments that —

- (a) provide self-contained accommodation for tourists or visitors; and
- (b) are regularly cleaned by or on behalf of the proprietor or manager of the building.

[S 313/2016 wef 02/01/2017]

“special industrial building” has the same meaning as in rule 2 of the Planning (Use Classes) Rules.

PART II

MINIMUM ENVIRONMENTAL SUSTAINABILITY STANDARD FOR PRESCRIBED BUILDINGS

Prescribed buildings

3.—(1) Each of the following is a prescribed building for the purposes of Part IIIB of the Act:

- (a) a single-use building with a gross floor area of 5,000 m² or more, that is —
 - (i) not used for a Type A use or Type B use; and
 - (ii) not served by a large shared cooling system;
- (b) a mixed-use building with a gross floor area of 5,000 m² or more, where —
 - (i) no part of the building is used for a Type A use or Type B use;
 - (ii) there is only one prescribed cooling system serving the building; and
 - (iii) the prescribed cooling system is not a large shared cooling system;
- (c) all the parts of a mixed-use building X that are not used for a Type A use, where —
 - (i) the total gross floor area of the parts is 5,000 m² or more;
 - (ii) there is only one prescribed cooling system serving the parts;
 - (iii) the prescribed cooling system does not serve any part of the building used for a Type A use; and
 - (iv) the prescribed cooling system is not a large shared cooling system;
- (d) each single-use part of a mixed-use building Y, where the single-use part —
 - (i) is not used for a Type A use;
 - (ii) has a gross floor area of 5,000 m² or more; and

- (iii) is served by one or more prescribed cooling systems, all of which serve the single-use part exclusively;
 - (e) a building served by a large shared cooling system where —
 - (i) no part of the building is used for a Type A use or Type B use; and
 - (ii) no part of the other buildings served by the large shared cooling system is used for a Type A use or Type B use.
- (2) In this regulation —
- “large shared cooling system” means a prescribed cooling system specified in regulation 4 that serves 2 or more buildings with a total gross floor area of 5,000 m² or more;
- “mixed-use building X” means a mixed use building where —
- (a) no part of the building is used for a Type B use; and
 - (b) part of the building is used for a Type A use;
- “mixed-use building Y” means a mixed-use building —
- (a) where no part of the building is used for a Type B use;
 - (b) where part of the building may be used for a Type A use;
 - (c) that comprises 2 or more single-use parts;
 - (d) that is served by more than one prescribed cooling system; and
 - (e) where none of the prescribed cooling systems serving the building is a large shared cooling system;
- “single-use part”, in relation to a mixed-use building Y, means all the parts of the mixed-use building Y that are used for the same type of use;
- “Type A use”, in relation to a building, means use of the building —
- (a) as a data centre;
 - (b) as a religious building;
 - (c) as a residential building (other than serviced apartments); or
 - (d) as a utility building;