

Building Control (Temporary Buildings) Regulations 2018

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No. S 807

**BUILDING CONTROL ACT
(CHAPTER 29)**

**BUILDING CONTROL
(TEMPORARY BUILDINGS)
REGULATIONS 2018**

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

PART 1

PRELIMINARY

Citation and commencement

1. These Regulations are the Building Control (Temporary Buildings) Regulations 2018 and come into operation on 1 March 2019.

Definitions

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

“approved plans”, in relation to a temporary building, means the specified plans submitted to the Commissioner of Building Control in respect of which preliminary approval is granted for the temporary building;

“excluded temporary building” has the meaning given by regulation 4;

“owner”, in relation to a temporary building, means the person who —

(a) has the charge, management or control of the temporary building; or

(b) will have the charge, management or control of the temporary building after it is erected;

“permit” means a temporary building permit granted under regulation 11(1);

“preliminary approval” means preliminary approval granted under regulation 8(a) in respect of a permit;

“professional electrical engineer” means a professional engineer who is registered under the Professional Engineers Act (Cap. 253) in the branch of electrical engineering;

“professional engineer” means a person who is registered as a professional engineer under the Professional Engineers Act and has in force a practising certificate issued under that Act;

“Singapore Standard” has the meaning given by section 2 of the Enterprise Singapore Board Act 2018 (Act 10 of 2018);

“specified plans”, in relation to building works for a temporary building, means the key or location plan, building plans, detailed structural plans, design

calculations and site formation plans, prepared in accordance with regulations 6 to 10 of the Building Control Regulations 2003 (G.N. No. S 666/2003);

“statistical gross floor area”, in relation to an application for a permit, means the aggregate of the floor area of all the storeys, including basements, in all the temporary buildings in the application.

Maximum period that temporary building is permitted to be used

3. For the purposes of paragraph (b) of the definition of “temporary building” in section 2(1) of the Act, a period not exceeding 72 months is prescribed instead of 36 months.

Application

4. These Regulations do not apply in relation to any of the following (called in these Regulations an excluded temporary building):

- (a) a building specified in the First Schedule;
- (b) a building mentioned in the First Schedule to the Building Control Regulations 2003.

PART 2

TEMPORARY BUILDING PERMITS

Application of Part

5. This Part applies to all temporary buildings except —

- (a) an excluded temporary building;
- (b) any building used as workers’ quarters, a site office, a builder’s shed, store or other shed that is —
 - (i) required in connection with any building works for a permanent building; and
 - (ii) not more than 3 storeys high; and
- (c) any protective hoarding, catch platform, fence, safety netting or other temporary structure, erected for the safety or convenience of persons in any public place or on any public road.

Permission required to erect and use temporary building

- 6.—(1) A person must not —
- (a) erect, or cause or permit the erection of, any temporary building without a preliminary approval;
 - (b) use, or cause or permit the use of, any temporary building that the person knows or ought reasonably to know is erected in contravention of sub-paragraph (a); or
 - (c) use, or cause or permit the use of, any temporary building in respect of which there is no permit.
- (2) A person who contravenes paragraph (1) shall be guilty of an offence.

Application for temporary building permit

- 7.—(1) An application for a temporary building permit must be in such form and manner as the Commissioner of Building Control may require and be accompanied by —
- (a) a fee of —
 - (i) \$200 for every 100 m² or part thereof, of the statistical gross floor area of all the temporary buildings in the application; or
 - (ii) \$200 for each temporary building in an application if all the temporary buildings in the application have no measurable statistical gross floor area;
 - (b) a notification, signed by the owner of the temporary building, of the engagement of a professional engineer under regulation 9(1);
 - (c) where applicable, a copy of the written permission issued by the competent authority under the Planning Act (Cap. 232) in respect of the temporary building;
 - (d) one set of the specified plans relating to the building works for the temporary building;
 - (e) where the owner of the temporary building is not the owner of the premises on which the temporary building will be erected, written consent of the owner of the premises for the application to be made; and
 - (f) such other documents, particulars and information as the Commissioner of Building Control may require in the particular case.