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**BUILDING CONTROL ACT
(CHAPTER 29)**

**BUILDING CONTROL
(AMENDMENT NO. 2)
REGULATIONS 2017**

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

Citation and commencement

1.—(1) These Regulations are the Building Control (Amendment No. 2) Regulations 2017 and, except for regulations 11 and 16, come into operation on 15 December 2017.

(2) Regulation 16 comes into operation on 2 April 2018.

(3) Regulation 11 comes into operation on 31 December 2018.

Amendment of regulation 2

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

(a) by deleting the definition of “foundation” and substituting the following definition:

“ “foundation” means that part of a building which is below or in direct contact with the ground, and through which the weight of the building and the loads acting on the building are transmitted to the ground, and includes any footing, raft or pile of the building;” and

(b) by inserting, immediately after the definition of “service road”, the following definition:

““Singapore Accreditation Council” means the national authority for accreditation of conformity assessment bodies in Singapore;”.

Amendment of regulation 3

3. Regulation 3 of the principal Regulations is amended —

- (a) by deleting the word “These” and substituting the words “Subject to paragraph (2), these”; and
- (b) by renumbering the regulation as paragraph (1) of that regulation, and by inserting immediately thereafter the following paragraph:

“(2) Part IVA of these Regulations applies to insignificant building works.”.

Amendment of regulation 3A

4. Regulation 3A of the principal Regulations is amended by deleting the words “, and these Regulations shall not apply to any of these insignificant building works”.

Amendment of regulation 4

5. Regulation 4(1) of the principal Regulations is amended by deleting the words “together with the site plan approved by the competent authority” in sub-paragraph (c).

Amendment of regulation 15

6. Regulation 15 of the principal Regulations is amended by deleting the words “section 5(3)(a)” and substituting the words “section 5(3)(c)”.

Amendment of regulation 24

7. Regulation 24 of the principal Regulations is amended —

- (a) by deleting sub-paragraphs (b) to (e) of paragraph (1) and substituting the following sub-paragraphs:

- “(b) where the value of the large building works is more than \$15 million but not exceeding \$30 million —
- (i) one site supervisor who is a resident engineer; or
 - (ii) one site supervisor who is a resident technical officer, if the building works are at the stage when they comprise ancillary works, external works or ancillary and external works;
- (c) where the value of the large building works is more than \$30 million but not exceeding \$75 million —
- (i) 2 site supervisors, one of whom must be a resident engineer and the other must be a resident technical officer;
 - (ii) one site supervisor who is a resident engineer, if —
 - (A) the building works are at the stage when they comprise only piling and foundation works; or
 - (B) the building works are at least 80% completed as measured by gross floor area; or
 - (iii) one site supervisor who is a resident technical officer, if the building works are at the stage when they comprise ancillary works, external works or ancillary and external works;
- (d) where the value of the large building works is more than \$75 million but not exceeding \$150 million —

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- (i) 3 site supervisors, one of whom must be a resident engineer and the other 2 must each be a resident technical officer;
 - (ii) 2 site supervisors, one of whom must be a resident engineer and the other must be a resident technical officer, if —
 - (A) the building works are at the stage when they comprise only piling and foundation works; or
 - (B) the building works are at least 80% completed as measured by gross floor area; or
 - (iii) one site supervisor who is a resident technical officer, if the building works are at the stage when they comprise ancillary works, external works or ancillary and external works;
 - (e) where the value of the large building works is more than \$150 million —
 - (i) 5 site supervisors, 2 of whom must each be a resident engineer and the other 3 must each be a resident technical officer;
 - (ii) 6 site supervisors, one of whom must be a resident engineer and the other 5 must each be a resident technical officer;
 - (iii) if the building works are at the stage when they comprise only piling and foundation works —

- (A) 3 site supervisors, 2 of whom must each be a resident engineer and the other must be a resident technical officer; or
 - (B) 4 site supervisors, one of whom must be a resident engineer and the other 3 must each be a resident technical officer;
 - (iv) 2 site supervisors, one of whom must be a resident engineer and the other must be a resident technical officer, if the building works are at least 80% completed as measured by gross floor area; or
 - (v) one site supervisor who is a resident technical officer, if the building works are at the stage when they comprise ancillary works, external works or ancillary and external works.”;
- (b) by deleting the words “5 Maxwell Road, #02-00 Tower Block MND Complex, Singapore 069110” in paragraph (e)(i) of the definition of “resident engineer” in paragraph (4) and substituting the words “52 Jurong Gateway Road #11-01, Singapore 608550”;
- (c) by deleting the words “one year” in paragraphs (c) and (e) of the definition of “resident technical officer” in paragraph (4) and substituting in each case the words “2 years”; and
- (d) by inserting, immediately after paragraph (4), the following paragraph:
- “(5) For the purposes of paragraph (1), a reference to any ancillary works, external works or ancillary and external works, as the case may be, includes a reference to any construction of any external