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**BUILDING CONTROL ACT
(CHAPTER 29)**

**BUILDING CONTROL
(AMENDMENT)
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:

Citation and commencement

1.—(1) These Regulations may be cited as the Building Control (Amendment) Regulations 2013 and shall, with the exception of regulations 2(*a*), (*b*) and (*d*), 3 to 7, 13(*b*), 14 and 16(*a*) to (*m*), (*o*) and (*p*), come into operation on 28th October 2013.

(2) Regulations 2(*a*), (*b*) and (*d*), 3 to 7, 13(*b*), 14 and 16(*a*) to (*m*), (*o*) and (*p*) shall come into operation on 1st April 2014.

Amendment of regulation 2

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

- (*a*) by inserting, immediately after the words “any changes that” in the definition of “immaterial changes”, the words “do not affect the objectives and performance requirements set out in the Fifth Schedule relating to the approved plans, and that”;
- (*b*) by deleting the definition of “material changes” and substituting the following definition:

“ “material changes”, in relation to building works, means any changes other than immaterial changes;”;
- (*c*) by inserting, immediately after the definition of “natural ventilation”, the following definition:

“ “ready-mixed concrete” means concrete in a fresh state that is manufactured in a batching plant situated at any location, and supplied for use in an unhardened form;”; and

(d) by deleting the definition of “structural elements”.

Amendment of regulation 4

3. Regulation 4(1) of the principal Regulations is amended —

(a) by deleting the word “and” at the end of sub-paragraph (a)(iv);

(b) by inserting, at the end of sub-paragraph (a)(v), the word “and”;

(c) by inserting, immediately after sub-paragraph (v) of sub-paragraph (a), the following sub-paragraph:

“(vi) where applicable, demolition works plans;”; and

(d) by deleting the words “a qualified person” in sub-paragraph (e) and substituting the words “one or more specialists in the alternative solutions”.

Amendment of regulation 9

4. Regulation 9(2) of the principal Regulations is amended by deleting sub-paragraph (b) and substituting the following sub-paragraph:

“(b) be signed and endorsed by the qualified person who prepared the detailed structural plans and design calculations;”.

New regulation 10B

5. The principal Regulations are amended by inserting, immediately after regulation 10A, the following regulation:

“Particulars to be shown in demolition works plans

10B.—(1) The demolition works plans referred to in regulation 4(1)(a)(vi) shall consist of or contain such of the following as may be applicable:

(a) demolition plans;

(b) instrumentation and monitoring plans.

(2) Without prejudice to regulations 6, 7, 8 and 9, all demolition works plans shall —

(a) be in accordance with the provisions of the Act and these Regulations and any other requirement of the Commissioner of Building Control; and

(b) be accompanied by —

(i) an impact assessment report on neighbouring structures, which shall include design calculations showing the stability and adequacy of every structural element the structural continuity of which is to be truncated by the demolition works;

(ii) design calculations showing that the floor is capable of resisting —

(A) the load from the debris; or

(B) where a demolition machine is intended to be placed on the floor of the building in accordance with the demolition works plans, the load from the demolition machine and the debris; and

(iii) such reports as the Commissioner of Building Control may require.

(3) Each demolition plan shall contain such of the following as may be applicable:

(a) the location and site plan of the building to be demolished, which includes the distances between the building to be demolished and adjacent buildings which are not to be demolished;

(b) structural floor plans showing —

(i) in respect of each area of each floor plan, the imposed load for which the floor system or part thereof has been designed;

(ii) the demolition sequence and demolition zone for each floor;

(iii) the method statement on the handling and disposal of debris;

(iv) the type and weight of the demolition machine; and

(v) the location of the temporary ramp;

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- (c) a layout plan showing the demolition sequence of —
 - (i) all beams;
 - (ii) all columns;
 - (iii) all walls;
 - (iv) all slabs; and
 - (v) all edge parapets;
 - (d) the following information on safety and environmental protection measures:
 - (i) layout plan, details, material specifications and elevation view of shoring and temporary supports;
 - (ii) layout plan, details and material specifications of protective hoardings, covered walkways, catch platform, catch fans, scaffolding, protective screens and safety nets;
 - (iii) where a demolition machine is used, the route of safe movement of the demolition machine;
 - (iv) where a continuous beam extends from the building to be demolished to an adjacent building and the beam is to be cut off at the boundary of the buildings, the anchorage detail of the existing reinforcement bars of the beam where it is to be cut off.
- (4) Each instrumentation and monitoring plan shall contain such of the following as may be applicable:
- (a) the layout and location of other buildings (that are not to be demolished) in relation to the building to be demolished;
 - (b) the number, types, location, details and other particulars of instruments for monitoring building and ground movements;
 - (c) the frequency and duration of monitoring;
 - (d) allowable vibration limits;
 - (e) the location of closed-circuit television cameras to monitor the progress of the demolition work, especially for demolition of high-rise buildings.”.

Amendment of regulation 18**6. Regulation 18 of the principal Regulations is amended —**

- (a) by inserting, immediately after paragraph (2), the following paragraph:

“(2A) Where the deviations involve material changes to building works other than the structural design, the qualified person appointed under section 8(1)(a) or 11(1)(d)(i) of the Act shall submit the building plans to the Commissioner of Building Control for approval before construction.”;

- (b) by inserting, immediately after the words “immaterial changes” in paragraph (3), the words “to the structural design”;

- (c) by inserting, immediately after paragraph (3), the following paragraph:

“(3A) Notwithstanding paragraph (1), where the departures or deviations involve immaterial changes to building works other than the structural design, the qualified person appointed under section 8(1)(a) or 11(1)(d)(i) of the Act shall only be required to prepare and submit to the Commissioner of Building Control —

- (a) the record plans;

- (b) his certificate stating that to the best of his knowledge and belief, the departures or deviations —

- (i) have been completed in accordance with the provisions of the Act and these Regulations; and

- (ii) do not affect the objectives and performance requirements set out in the Fifth Schedule relating to the approved plans; and

- (c) such other certificate or document as may be required by the Commissioner of Building Control.”; and

- (d) by deleting the words “paragraph (3)(b) and (c)” in paragraph (5) and substituting the words “paragraphs (3)(b) and (c) and (3A)(b) and (c)”.