

Building Control (Amendment) Regulations 2004

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No. S 598

BUILDING CONTROL ACT (CHAPTER 29)

BUILDING CONTROL (AMENDMENT) REGULATIONS 2004

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. These Regulations may be cited as the Building Control (Amendment) Regulations 2004 and shall come into operation on 1st October 2004.

Amendment of regulation 9

2. Regulation 9(2) of the Building Control Regulations 2003 (G.N. No. S 666/2003) (referred to in these Regulations as the principal Regulations) is amended by inserting, at the end of sub-paragraph (g), the word “and”.

New Part IVA

3. The principal Regulations are amended by inserting, immediately after regulation 41, the following Part:

“PART IVA

INSTALLATION OF EXTERIOR FEATURES

Definitions of this Part

41A. In this Part —

“air-conditioning unit” includes a window air-conditioning unit and any condensing equipment of an air-conditioning unit;

“approved window contractor” means a company or firm which is registered by the Authority as an approved window contractor under the regulatory work-head RW01 of the Authority’s Contractors’ Registry;

“Authority” means the Building and Construction Authority;

“installation” includes repairing, replacing, modifying and other works connected with or carried out for the purpose of installation;

“trained air-conditioning unit installer” means an individual certified by the Authority as a trained air-conditioning unit installer;

“trained window installer” means an individual certified by the Authority as a trained window installer.

Installation of air-conditioning unit by trained air-conditioning unit installer

41B.—(1) Any person who desires to install an air-conditioning unit on the exterior of any building or which projects outwards from any building shall engage a trained air-conditioning unit installer to carry out the installation works relating to the air-conditioning unit.

(2) No person shall install any air-conditioning unit on the exterior of any building or which projects outwards from any building unless he is a trained air-conditioning unit installer.

(3) Any person who contravenes paragraph (1) or (2) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$5,000 or to imprisonment for a term not exceeding 6 months or to both.

Duties of trained air-conditioning unit installer

41C.—(1) Subject to paragraph (2), every trained air-conditioning unit installer engaged to carry out the installation works relating to an air-conditioning unit under regulation 41B shall install a structural supporting system for the air-conditioning unit that complies with the specifications set out in Part I, II, III or IV of the Seventh Schedule, as the case may be, and any other requirement in these Regulations.

(2) A trained air-conditioning unit installer may depart from the specifications and requirements under paragraph (1) if —

- (a) he has obtained the prior written approval of the Commissioner of Building Control to such departure; or
- (b) in relation to a flat or building in any housing estate of the Housing and Development Board, he has complied with the specifications approved by that Board.

(3) A trained air-conditioning unit installer shall, not later than 14 days after the completion of installation works relating to any air-conditioning unit, submit a report of the completed works to the Commissioner of Building Control, in such form as the Commissioner of Building Control shall determine.

(4) Any trained air-conditioning unit installer who fails to comply with paragraph (1) or (3) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$5,000 or to imprisonment for a term not exceeding 6 months or to both.

Installation of window by trained window installer

41D.—(1) Any person who desires to install a window on any building shall engage an approved window contractor to install the window.

(2) No person shall install any window on any building unless he is a trained window installer who is —

- (a) a director;
- (b) a partner;
- (c) the sole proprietor; or
- (d) an employee,

of an approved window contractor.

(3) Any person who contravenes paragraph (1) or (2) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$5,000 or to imprisonment for a term not exceeding 6 months or to both.

Duties of approved window contractor and trained window installer

41E.—(1) Every approved window contractor and every trained window installer appointed to install a window under regulation 41D shall carry out the works in compliance with the objectives and performance requirements set out in the Fifth Schedule relating to the safety of windows and any other requirement in these Regulations.

(2) Any approved window contractor or trained window installer who fails to comply with paragraph (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$5,000 or to imprisonment for a term not exceeding 6 months or to both.

Qualifications for certification as trained air-conditioning unit installer

41F. No person shall be certified by the Authority as a trained air-conditioning unit installer unless he has completed such training course on the installation of a structural supporting system to support an air-conditioning unit as the Authority may require.

Requirements for registration as approved window contractor

41G. The Authority may register as an approved window contractor any company or firm which —

- (a) is recognised by the Housing and Development Board as a trained window contractor; or
- (b) has at least 2 trained window installers each of whom is either a director, a partner, the sole proprietor or an employee of the company or firm, as the case may be.

Qualifications for certification as trained window installer

41H. No person shall be certified by the Authority as a trained window installer unless —

- (a) he has completed such training course on safety of windows as the Authority may require; and
- (b) he has, before commencing the training course in paragraph (a), acquired 12 months or such other period of practical experience in the installation of windows in Singapore as the Authority may require.

Revocation of registration

41I.—(1) The Authority may revoke the registration of any approved window contractor which —

- (a) has been convicted of an offence which, in the opinion of the Authority, renders it unfit to remain registered as an approved window contractor;
- (b) has breached any of the conditions of its registration; or
- (c) is, in the opinion of the Authority, unable to effectively carry out its duties under these Regulations or any other building regulations as an approved window contractor.

(2) Where the Authority intends to revoke the registration of any approved window contractor under paragraph (1), the Authority shall notify that approved window contractor and give it an opportunity to be heard.

(3) Any approved window contractor whose registration has been revoked under paragraph (1), may, within 14 days after receiving notice of such revocation, appeal to the Minister whose decision shall be final.”.

Amendment of Fifth Schedule

4. The Fifth Schedule to the principal Regulations is amended by inserting, immediately after paragraph 38, the following paragraphs:

“M. Safety of windows

Objective

39. The objective of paragraphs 40 and 41 is to protect people from injury caused by falling windows.

Performance requirement