

Building Control (Inspection of Buildings) Regulations

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BUILDING CONTROL ACT (CHAPTER 29, SECTION 49)

BUILDING CONTROL (INSPECTION OF BUILDINGS) REGULATIONS

Rg 4

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Citation

1. These Regulations may be cited as the Building Control (Inspection of Buildings) Regulations.

Definitions

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

“building” shall not include —

- (a) any temporary building; or
- (b) any detached house, semi-detached houses, terraced or linked houses which are used by the owners or occupiers thereof solely as their residence;

“owner”, in relation to a subdivided building, means —

- (a) the management corporation established under the Land Titles (Strata) Act (Cap. 158) having control of the building; or
- (b) the person receiving any rent or charge for the maintenance of the common property of the subdivided building;

“structural elements” means any part or element of a building which resists forces and moments and includes foundations, beams, columns, shear cores, slabs, roof trusses, staircases, load bearing walls and all other elements designed to resist forces and moments but excludes doors and windows;

“structural engineer” means a person who is registered as a professional engineer under the Professional Engineers Act (Cap. 253) in the civil or structural engineering disciplines.

(2) In these Regulations, unless the context otherwise requires, any reference to a building shall not include part of a building.

Appointment of structural engineer

3.—(1) The owner of a building on whom a notice under section 28(1) of the Act is served shall —

- (a) within 21 days of the date of the notice, or such longer period as the Commissioner of Building Control may specify, appoint a structural engineer to inspect the building in accordance with these Regulations; and
- (b) notify the Commissioner of Building Control of such appointment within 7 days thereof.

(2) Every notification under paragraph (1)(b) shall be accompanied by a confirmation signed by the structural engineer of his appointment to inspect the building.

Inspection of building

4. The structural engineer appointed by the owner of a building under section 28 of the Act shall carry out an inspection of the building in the following manner: