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Building Plan and Management Group (#07-00)
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See **Distribution**

Dear Sir/Madam

COMMENCEMENT OF THE BUILDING CONTROL (AMENDMENT) ACT 2012

Amendments to the Building Control Act (Chapter 29) were passed by Parliament in September 2012. We wish to inform you that the following provisions from those amendments (details are given in Annex A) have come into effect:

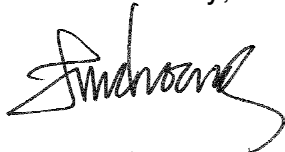
- the renaming of “underground building works” to “geotechnical building works”, as this type of works will now include any earthworks or other building works for constructing or stabilising a slope with a height of more than 6 metres (measured as the vertical distance between the highest level and lowest level of the slope);
- the revising of the definitions for “owner” and “plans”;
- the requirement for immediate supervision by a qualified site supervisor during the construction of earth-retaining and stabilising structures (ERSS) in small scale building works, and

2 We would appreciate it if you could convey the contents of this circular to the members of your organisation. Should you need clarifications, you may send an email to bca_enquiry@bca.gov.sg or call the following hotlines.

Hotline	Contact Number
Building Plans	6325 7159
Structural Plans	1800 3425222

3 Thank you.

Yours faithfully,



CHOONG TECK MIN
DEPUTY DIRECTOR
BUILDING CONTROL POLICIES DEPARTMENT
for COMMISSIONER OF BUILDING CONTROL

ANNEX A

PROVISIONS IN THE BUILDING CONTROL (AMENDMENT) ACT 2012

Section	Provision
2(1)	<ul style="list-style-type: none"><li data-bbox="416 472 1406 685">• The term “<i>underground building works</i>” is now replaced by a new term “<i>geotechnical building works</i>”. This type of works now includes any earthworks or other building works for constructing or stabilising a slope with a height of more than 6 metres (measured as the vertical distance between the highest level and lowest level of the slope).<li data-bbox="416 763 1406 831">• The term “<i>owner</i>” now includes any person named in the valuation list or any person registered in the land-register.<li data-bbox="416 909 1406 1016">• The term “<i>plans</i>”, in relation to any building works, now includes digital representations that are generated from building information modelling.
7(1)(c)	<p data-bbox="416 1050 1406 1229">For small-scale building works (i.e. those building works where the project value is not more than \$7.5 million), Section 7(1)(c) requires all critical structural works (like concreting, piling, pre-stressing or tightening of high-friction grip bolts) to be carried out under the immediate supervision of at least a resident technical officer.</p> <p data-bbox="416 1308 1406 1438">These critical structural works now also include the construction of earth retaining and stabilising structures (ERSS). Please refer to Annex B for details on the scope or components of ERSS works that require immediate supervision.</p>

ANNEX B

SCOPE OF WORKS IN THE CONSTRUCTION OF EARTH RETAINING AND STABILIZING STRUCTURES THAT REQUIRE IMMEDIATE SUPERVISION BY A QUALIFIED SITE SUPERVISOR

No	Type of ERSS works	Components requiring immediate supervision
1	Construction of an earth retaining wall	All installation works of the earth retaining wall, including capping beam.
2	Construction of lateral support systems	All installation works of the elements to support the excavation, including struts and walers; king posts; soil nails; ground anchors and walers; ring beams; temporary and permanent slabs, or any other type of lateral support element.
3	Excavations	All excavation works (including slope cutting) for any area where the instrumentation readings (lateral movements, support loads or settlement) have exceeded the alert level.

Elaboration on immediate supervision

In performing immediate supervision of ERSS works, the qualified site supervisor is required to ensure that the following are carried out:

(1) Ground improvement or strengthening works

Works are carried out in full compliance with the specifications shown in the approved drawings.

(2) Instrumentation and monitoring

Instrumentation readings are taken in accordance with the frequency as stated in the approved drawings.

(3) Protective measures associated with ERSS works

Protective measures are installed in accordance with the details specified in the approved drawings.

(4) Daily inspection of ERSS works

No fewer than one inspection is carried out per day to ensure the works and activities associated with the construction of the ERSS (including excavation) are being carried out in accordance with the approved plans, including the sequence of any excavation.