

Our Reference: APPBCA-2024-28

Building Plan & Management Group

30 December 2024

See Distribution List

Dear Sir/Madam,

PUBLIC CONSULTATION ON DRAFT CODE ON ACCESSIBILITY IN THE BUILT ENVIRONMENT 2025

Objective

The Building and Construction Authority (BCA) invites the public to provide feedback on the proposed draft Code on Accessibility in the Built Environment 2025.

Background

2 The BCA Code on Accessibility in the Built Environment (“Code”) provides the baseline standards for making buildings accessible and inclusive to persons with disabilities and other users. The Code is regularly reviewed to ensure that the standards meet the changing needs of the population.

3 The tripartite Code Review Committee (“Committee”) was formed in September 2023 to review the current 2019 version of the Code. The Committee comprises representatives from relevant government agencies, industry associations, academic institutions and social service agencies (see Annex A). The review aims to:

- a) address current gaps and future needs of persons with disabilities, the ageing population and young families;
- b) improve clarity of the design requirements and promote deeper understanding of the underlying principles and intent of the requirements.

4 The proposed key changes to the current Code are listed in Annex B.

Period of Consultation

5 The draft Code on Accessibility in the Built Environment 2025 is available for public consultation from 30 December 2024 to 27 January 2025. The draft can be downloaded from <https://go.gov.sg/coa2025-draft>.

Feedback Channel

6 You may submit your feedback through <https://go.gov.sg/feedback-coa2025-draft>.

Yours faithfully



TAN JWU YIH
DIRECTOR
BUILDING PLAN AND UNIVERSAL DESIGN DEPARTMENT
BUILDING PLAN AND MANAGEMENT GROUP
for COMMISSIONER OF BUILDING CONTROL

Annex A

MEMBERS OF THE CODE REVIEW COMMITTEE

1. Government Agencies
 - a) Building and Construction Authority (BCA) – Chair
 - b) Housing and Development Board (HDB)
 - c) Land Transport Authority (LTA)
 - d) National Parks Board (NParks)
 - e) Urban Redevelopment Authority (URA)

2. Industry Associations
 - a) Real Estate Developers Association of Singapore (REDAS)
 - b) Singapore Institute of Architects (SIA)

3. Institutions
 - a) National University of Singapore (NUS)
 - b) Singapore University of Technology and Design (SUTD)
 - c) Singapore Association for Occupational Therapists (SAOT)

4. Social Service Agencies
 - a) Disabled People’s Association (DPA)
 - b) Handicaps Welfare Association (HWA)
 - c) Muscular Dystrophy Association (Singapore) (MDAS)
 - d) Singapore Association of the Visually Handicapped (SAVH)
 - e) SPD

Annex B

KEY CHANGES TO THE CURRENT CODE ON ACCESSIBILITY 2019

No	Proposed Revisions in Code 2025	Provisions in Code 2019	Remarks
1	Reorganisation of chapters and main clauses		
a	Introduction of functional intents <i>(after main clauses)</i>	-	“Functional intents” are introduced to clarify intended outcomes for various Code requirements. This can facilitate understanding of the expected level of performance when a QP seeks to propose alternative solutions.
b	Anthropometrics <i>(Clause 1.3)</i>	<i>Clause 8.1</i>	Enhanced anthropometric information on reach ranges, clearances and manoeuvring spaces for different user groups is provided at the beginning of the Code for easy reference by designers.
c	Accessible Rooms, Guestrooms and Serviced Apartments; Student Hostels, Halls of Residences and Dormitories; Purpose-built Workers Dormitories <i>(Chapter 7)</i>	<i>Clause 6.10;</i> <i>Clause 2.3.6;</i> <i>Table 1, item 17</i>	Requirements for dwelling and accommodation facilities have been reorganised and consolidated in a single chapter for ease of reference.

Annex B

No	Proposed Revisions in Code 2025	Provisions in Code 2019	Remarks
d	Illumination; Controls and Operating Devices; Handrails; Grab bars; Seating and Eating Spaces for Wheelchair Users; Hearing Enhancement Systems; Warning Tactile Ground Surface Indicators (Chapter 9)	Clause 6.1; Clause 6.2; Clause 4.7; Clauses 6.3 and 6.7; Clause 6.8; Appendix D	Requirements for various components of a building and assistive systems and facilities are consolidated in a single chapter for ease of reference.
2	Provisions for Accessibility		
a	Table 1 (Clause 2.1)	Table 1 (Clause 2.1)	Table 1 has been updated to include more detailed building types and additional information. This provides a quick reference guide for key requirements of various facilities and accessible features.
b	Provision of alternatives when existing accessible approach, entrance, route or feature is temporarily closed, obstructed or altered. (Clause 2.4)	-	New requirement to ensure persons with disabilities have continued access and use of a building and its facilities.

Annex B

No	Proposed Revisions in Code 2025	Provisions in Code 2019	Remarks
3	Arriving at the Building		
a	Key entrances to be made accessible. <i>(Clause 3.1.2)</i>	-	New requirement to ensure that commonly used entrances in buildings are accessible to persons with disabilities.
b	Seats at alighting and boarding point. <i>(Clause 3.2.1(c))</i>	-	New requirement to support the elderly and persons with ambulatory disabilities.
4	Accessibility Around and Within the Building – Horizontal Circulation		
a	Accessible gantries. <i>(Clause 4.2.2)</i>	-	Clarification to include accessible gantries with turnstiles and checkout lanes that accommodate wheelchair users.
b	Provision of shelter over accessible routes where shelter is provided. <i>(Clause 4.2.5)</i>	-	New requirement to ensure equitable provision for persons with disabilities.
c	Differentiated requirements for recessed leading edge of door leaf for push and pull side of door. <i>(Clause 4.4.6.2)</i>	The leading edge of the door leaf must not be set more than 150 mm away from the wall surface. <i>(Clause 4.4.6.3)</i>	Relaxed requirement to provide greater design flexibility.

Annex B

No	Proposed Revisions in Code 2025	Provisions in Code 2019	Remarks
	Vertical Circulation		
d	Contrasting colour band at ramps . <i>(Clause 4.5.2)</i>	Detectable warning surfaces must contrast in colour and texture. <i>(Clause 4.5.4)</i>	Standardise the use of colour bands at accessible ramps.
e	1:16 gradient with maximum run of 12 m. <i>(Table 5)</i>	1:15 gradient with maximum run of 11 m. <i>(Table 5)</i>	Adjusted reference points for clarity.
f	Requirements for curved ramps .	-	New requirement to address design trends and define accessibility standards for curved ramps.
g	Change from detectable warning surfaces to warning tactile ground surface indicators (TGSI) for stairs . <i>(Clause 4.7.1.1)</i>	Detectable warning surfaces. <i>(Clause 4.11.3)</i>	Standardise the use of TGSI at stairs to improve the safety for persons with visual impairments.
h	Provision of tactile and Braille markings for “touch-less” buttons for lifts . <i>(Clause 4.8.2.3)</i>	Describes requirements for buttons that are “touch-sensitive” or activated with “light positive pressure” only.	Clarification on the provision of tactile and Braille for non-force or non-pressure activated buttons, including touch-sensitive or touch-less buttons, to facilitate access and use by persons with visual impairments.

Annex B

No	Proposed Revisions in Code 2025	Provisions in Code 2019	Remarks
i	Arrangement of lift car control buttons . <i>(Clause 4.8.2.6)</i>	-	New requirement to ensure consistency in the design of lift buttons to facilitate access and use by persons with visual impairments.
j	Destination control system (DCS) . <i>(Clause 4.8.2.7)</i>	-	New requirement to provide guidance on ensuring lift accessibility when using DCS.
k	Simplified requirement for wheelchair manoeuvring space at lift lobby . <i>(Clause 4.9.1.3)</i>	<i>(Clauses 4.9.1.3 & 4.9.4.1(a))</i>	Simplified requirement to provide greater design flexibility.
l	Mirror opposite lift car door, to start from 500 mm from floor level . <i>(Clause 4.9.2.2)</i>	Bottom edge of mirror at a maximum height of 1 m from finished floor level. <i>(Clause 4.9.2.2)</i>	Enhanced requirement to facilitate safe and easy access by wheelchair users.
m	Lift car control buttons to be located at 350 mm or more from internal corner of lift car. <i>(Clause 4.9.5.1(c))</i>	-	Clarification for consistency with the requirements under Controls and Operating Devices.
n	Detailed requirements for platform lifts . <i>(Clause 4.10)</i>	-	Clarification on the requirements for platform lifts to facilitate safe access and use by wheelchair users.

Annex B

No	Proposed Revisions in Code 2025	Provisions in Code 2019	Remarks
o	Detailed requirements for wheelchair stairlifts . (Clause 4.11)	-	Clarification on the requirements for wheelchair stairlifts to facilitate safe access and use by wheelchair users.
5	Sanitary Provisions		
a	Provision of water closet compartments for ambulant disabled, one for every four numbers of compartments or part thereof. (Clause 5.1.5)	Provision of water closet compartments for ambulant disabled, one for every five numbers of compartments or part thereof. (Clause 5.1.5(a))	Enhanced requirement to accommodate the needs of an ageing population.
b	Provision of 500 mm clear space between front edge of water closet and closed door for water closet compartment for ambulant disabled. (Clause 5.4.3(a)(iii))	-	Clarification to ensure sufficient space for intended use.
c	Provision of accessible shower facilities where shower facilities are provided. (Clause 5.1.9)	Provision of accessible shower facilities for sports complexes and public swimming pools only. (Clause 5.7.1.2)	Enhanced requirements to ensure that persons with disabilities have access to shower facilities in various building types.

Annex B

No	Proposed Revisions in Code 2025	Provisions in Code 2019	Remarks
d	Clarified provision of tactile pictogram, tactile characters and Braille for accessible sanitary facilities and male/female toilets. <i>(Clause 5.8.11)</i>	Signs at public toilets must provide tactile and Braille signs. <i>(Clause 5.1.8)</i>	Clarification on the requirements for consistent signage across various types of accessible sanitary facilities.
6	Family-friendly Provisions		
a	Provision of lactation rooms as per Table 6. <i>(Clause 6.8.3)</i>	At least one lactation room within selected building types. <i>(Clause 6.9.1.1 and 6.9.1.3)</i>	Enhanced requirements to support nursing mothers.
b	Detailed requirements for lactation rooms . <i>(Clause 6.8.4)</i>	-	Clarification on the requirements for lactation rooms to better support nursing mothers.

Annex B

No	Proposed Revisions in Code 2025	Provisions in Code 2019	Remarks
7	Residential, Serviced Apartments, Hotels, Hostels and Dormitories		
a	At least one accessible and sheltered passenger alighting and boarding point must be provided, (a) with direct sheltered access to every block of the residential development; and (b) with seating that do not impede the movement of wheelchair user. <i>(Clause 7.1.1)</i>	There must be at least one accessible and sheltered passenger alighting and boarding point with direct access to every block of the residential development. <i>(Clause 7.1.1)</i>	Enhanced requirement to support elderly and the ambulant disabled.
b	Provision of clear space in front of doorways leading to bathroom for future retrofitting. <i>(Clause 7.3.3 and Table 7)</i>	Provision of minimum corridor width perpendicular to doorways leading to bathroom for future retrofitting. <i>(Clause 7.3.4)</i>	Simplified wheelchair manoeuvring space requirement to provide greater design flexibility.
c	Provision of at least 450 mm clear space on one side of water closet in bathroom for future retrofitting . <i>(Clause 7.3.4(d))</i>	-	Clarification to ensure bathroom design allows for easy retrofitting and supports ageing-in-place.

Annex B

No	Proposed Revisions in Code 2025	Provisions in Code 2019	Remarks
8	Signage and wayfinding		
a	Directional signs to accessible facilities must comprise of the Symbol of Access with indication of the facility . <i>(Clause 8.3.1)</i>	Directional signs incorporating the Symbol of Access must be displayed to direct persons with disabilities to accessible facilities. <i>(Clause 8.3.1)</i>	Clarification on signage requirement to facilitate wayfinding and easy identification of accessible facilities.
9	Components of a Building		
a	Hearing enhancement system must be provided in any space or room with a floor area more than 75 m² used for conferences, meetings, lectures, classes, presentations, performances or films <i>(Clause 9.6.2(a))</i>	A hearing enhancement system must be provided in halls and auditoriums used for conferences, lectures, performances or films. <i>(Clause 6.8.1(a))</i>	Enhanced requirement to accommodate the needs of persons who are hard-of-hearing.

Distribution (via e-mail)

All CORENET e-Info Subscribers

President
Association of Consulting Engineers, Singapore (ACES)

President
Institution of Engineers, Singapore (IES)

President
Real Estate Developers' Association of Singapore (REDAS)

President
Singapore Contractors Association Limited (SCAL)

President
Singapore Institute of Architects (SIA)

President
Singapore Institute of Building Limited (SIBL)

President
Singapore Institute of Surveyors & Valuers (SISV)

President
Society of Project Management (SPM)

President
Board of Architects (BOA)

President
Professional Engineers Board, Singapore (PEB)

President
Singapore Lift & Escalator Contractors & Manufacturers Association (SLECMA)

President
Singapore Hotel Association

Chairman
The Association of Shopping Centres (Singapore)

President
Singapore Structural Steel Society (SSSS)

Director of Infrastructure
School Campus Department
Ministry of Education

Chief Civil & Structural Engineer
Building & Infrastructure Group
Housing & Development Board (HDB)

Deputy Chief Executive
Infrastructure & Development
Land Transport Authority (LTA)

Director
Technical Services Division
JTC Corporation (JTC)

Senior Director (Building & Estates Management)
People's Association (PA)

Director
Special Projects & Procurement Department
PUB, Singapore National Agency

Chief (Sports Facilities)
Sport Singapore

Chief Executive Officer
Urban Redevelopment Authority (URA)

Director
Building and Infrastructure
Defence Science & Technology Agency

Head (Fire Safety and Building Control)
Building and Infrastructure
Defence Science & Technology Agency

Manager (Architectural Plans)
Building and Infrastructure
Defence Science & Technology Agency

CEO
National Heritage Board

Deputy Chief Executive Officer
Sentosa Development Corporation

Chief
Health Infrastructure Project
MOH Holdings Pte Ltd

Specialists Trade Alliance of Singapore (STAS)

Singapore International Facility Management Association (SIFMA)

Association of Property and Facility Managers (APFM)

President
Singapore Green Building Council (SGBC)