

Our Ref : APPBCA-2025-01

2 January 2025

For enquiries, please contact:  
Building Engineering Group (#12-00)  
Tel : 1800 3425 222 (1800-DIAL-BCA)  
Or use our Online Feedback Form at  
<https://www.bca.gov.sg/feedbackform/>

See **Distribution List**

Dear Sir/Madam

**Notification of Changes to the Building Control Regulations 2003 - Building Control (Amendment No. 3) Regulations 2024**

**Objective**

This circular notifies the industry of the changes to the Building Control Regulations 2003. These changes, as set out in the Building Control (Amendment No. 3) Regulations 2024, will come into effect on **1 April 2025**.

2. In summary, the changes are as follows:

- (a) The list of insignificant building works under the First Schedule has been expanded. The details are shown in **Annex A**. The changes will apply to building works carried out on or after 1 April 2025.
- (b) The list of building works not requiring certificate of Accredited Checker under the Fourth Schedule has been expanded. The details are shown in **Annex B**. The changes will apply to building works carried out on or after 1 April 2025.
- (c) The objectives and performance requirements set out in the Fifth Schedule has been revised. The details are shown in **Annex C**. The amendment to paragraph 36 of the Fifth Schedule will apply to:
  - i. building works for which the first set of plans is submitted to the Commissioner of Building Control (CBC) for approval; or
  - ii. building works for which plans would have been required to be submitted to CBC for approval,on or after 1 April 2025.

**For Clarification**

3. For clarifications, please contact us at 1800-3425222 or submit your enquiry through the online feedback form (<https://www.bca.gov.sg/feedbackform/>).

Thank you.

An MND Statutory Board

Yours faithfully



CHANG BEK MEI  
DIRECTOR  
BUILDING ENGINEERING GROUP

for COMMISSIONER OF BUILDING CONTROL  
BUILDING AND CONSTRUCTION AUTHORITY

**Annex A**

**LIST OF AMENDMENTS UNDER THE BUILDING CONTROL (AMENDMENT NO. 3) REGULATIONS 2024**

Regulation	Existing	Amendment
First Schedule	(c) any boundary wall, boundary fence or gate;	(c) any boundary wall, boundary fence or gate, that is not load bearing;
	(f) any single storey open-sided shelter, gazebo and the like (whether erected on the ground or on a roof), not exceeding an area of 10 square metres;	<p>(f) any single storey shelter (whether open-sided or enclosed) that is erected on the ground or on an existing reinforced concrete roof and —</p> <p>(i) does not exceed an area of 10 square metres if the shelter does not contain any safety barriers; or</p> <p>(ii) does not exceed an area of 50 square metres if —</p> <p>(A) the shelter is in a private space within a residential building;</p> <p>(B) the span of beam of the shelter does not exceed 6 metres;</p> <p>(C) the span of any cantilever of the shelter does not exceed 3 metres;</p> <p>(D) the sides of the shelter are enclosed with lightweight material, windows or doors;</p> <p>(E) the sides of the shelter do not act as safety barriers; and</p> <p>(F) the roof of the shelter is constructed of lightweight material;</p>

An MND Statutory Board

	<p>(fd) temporary decking over any trench, where such decking is not accessible to the public or has a width not exceeding 3,000 millimetres;</p>	<p>(fd) temporary decking over any trench or excavation site, where such decking —</p> <p>(i) is not accessible to the public; or</p> <p>(ii) has a span not exceeding 3 metres;</p>
		<p><i>(New)</i></p> <p>(fe) the removal of any temporary decking over any trench or excavation site;”;</p>
	<p>(m) any plinth, platform or other base not supported by piled foundation, erected for the purpose of supporting any mechanical plant, tank, equipment, machinery or other components (other than a building) not exceeding 2,500 millimetres in height;</p>	<p>(m) any plinth or other base not exceeding 2.5 metres in height and not supported by piled foundation, where the space on or below the plinth or other base is not accessible except for maintenance purposes, that is used for the sole purpose of supporting —</p> <p>(i) any mechanical plant, tank, equipment, machinery or other components (other than a building) not exceeding a height of 2.5 metres; or</p> <p>(ii) any sculpture if —</p> <p>(A) no part of the sculpture exceeds 6 metres from the plinth or other base on which the sculpture stands; and</p> <p>(B) the side of the sculpture with the largest surface area does not exceed an area of 10 square metres;”</p>
	<p>(q) any retaining wall or earth retaining structure that is constructed with structural steel or reinforced concrete and with a visible height of not more than 1,500 millimetres, or any other retaining wall or earth retaining structure with</p>	<p>(q) any retaining wall or earth retaining structure not supported by piled foundation that —</p> <p>(i) is not located within a horizontal distance of 3 metres from another</p>

An MND Statutory Board

	<p>a visible height of not more than 1,000 millimetres;</p>	<p>retaining wall or earth retaining structure; and</p> <p>(ii) is constructed —</p> <p>(A) with structural steel or reinforced concrete and with a visible height not exceeding 1.5 metres; or</p> <p>(B) with any material other than structural steel or reinforced concrete and with a visible height not exceeding 1 metre;</p>
	<p>(t) any single storey building used for agriculture or to house livestock, including a greenhouse or a building used to house fixed plant or machinery for the farm, provided that —</p> <p>(i) no part of the building is used as a dwelling or for the purposes of packing, exhibiting, or retailing; and</p> <p>(ii) each point of the building is situated not less than 1.5 times its height away from any adjacent building or any route of public access;</p>	<p>(t) any single storey building on land used for agriculture or to house livestock, including a greenhouse or a building used to house fixed plant or machinery, if —</p> <p>(i) no part of the building is —</p> <p>(A) used as a dwelling or for the purposes of packing; or</p> <p>(B) accessible to the public for any purpose; and</p> <p>(ii) each point of the building is situated not less than 1.5 times its height away from —</p> <p>(A) any adjacent building, except where such adjacent building is another single storey building described in this sub-paragraph; or</p> <p>(B) any route of public access;</p>
		<p>(New)</p> <p>(ta) any single storey floating building used for aquaculture or the harvesting of solar energy (including a floating</p>

An MND Statutory Board

		<p>greenhouse or a floating building used to house fixed plant or machinery) if —</p> <p>(i) no part of the building is made accessible to the public for any purpose; and</p> <p>(ii) each point of the building is situated not less than 1.5 times its height away from —</p> <p>(A) any adjacent building, except where such adjacent building is another single storey floating building described in this sub-paragraph; or</p> <p>(B) any route of public access;</p>
	<p>(u) any pre-fabricated swimming or wading pool placed on the ground, provided that —</p> <p>(i) the maximum depth of water contained in the pool is not more than 1,000 millimetres; and</p> <p>(ii) where the pool is located on higher ground, the distance between the pool and any retaining structure or slope is more than 3,000 millimetres and the difference in elevation of the ground levels is less than 1,500 millimetres; or</p>	<p>(u) any pre-fabricated swimming or wading pool placed on the ground, if —</p> <p>(i) the maximum depth of water that the pool may contain does not exceed 1 metre; and</p> <p>(ii) where the pool is located on higher ground — the distance between the pool and any retaining structure or slope exceeds 3 metres and the difference in elevation of the ground levels is less than 1.5 metres;</p>
		<p><i>(New)</i></p> <p>(ua) the removal of any pre-fabricated swimming or wading pool placed on the ground;</p>
		<p><i>(New)</i></p> <p>(w) the removal of any loft of timber or steel construction;</p>

An MND Statutory Board

		<p><i>(New)</i></p> <p>(x) any netted fencing that —</p> <p>(i) does not act as a safety barrier; and</p> <p>(ii) has a highest point not exceeding 10 metres above the ground or the adjacent floor;</p>
		<p><i>(New)</i></p> <p>(y) any structure in a playground (whether indoor or outdoor), if the structure —</p> <p>(i) is designed for the primary purpose of giving users amusement, pleasure, thrills or excitement (including climbers, slides and trampolines); and</p> <p>(ii) does not exceed 6 metres in height;</p>
		<p><i>(New)</i></p> <p>(z) any lighting masts, lattice towers or other similar structure, not exceeding 15 metres in height;</p>
		<p><i>(New)</i></p> <p>(za) any single level platform (including the space below the platform) —</p> <p>(i) used solely for the purpose of the storage of goods;</p>

An MND Statutory Board

		<p>(ii) located in an industrial building or a part of an industrial building;</p> <p>(iii) that is not accessible by the public;</p> <p>(iv) that —</p> <p style="padding-left: 40px;">(A) does not exceed 4 metres in height; and</p> <p style="padding-left: 40px;">(B) does not exceed 50 square metres in area;</p> <p>(v) where no span of beam or any slab that is part of the platform exceeds 6 metres; and</p> <p>(vi) where no span of any cantilever that is part of the platform exceeds 3 metres;</p>
		<p><i>(New)</i></p> <p>(zb) any staircase, ladder or similar device that is used solely for providing access to a single level platform described in sub-paragraph (za)</p>
		<p><i>(New)</i></p> <p>(zc) any cladding or screen wall supporting a lightweight material, or green wall, where —</p> <p style="padding-left: 40px;">(i) no part of the framing structure of the cladding, screen wall or green wall exceeds 6 metres above the adjoining ground or floor level; or</p> <p style="padding-left: 40px;">(ii) the cladding, screen wall or green wall has an aggregate surface area</p>



An MND Statutory Board

		<p>on the face of a building that does not exceed 10 square metres;</p>
		<p><i>(New)</i></p> <p>(zd) any single storey detached bus shelter erected on a public street, including any associated safety bollards, where —</p> <p>(i) the area of the roof plan does not exceed 35 square metres;</p> <p>(ii) no span of beam in the bus shelter exceeds 6 metres;</p> <p>(iii) no span of any cantilever in the bus shelter exceeds 3 metres; and</p> <p>(iv) the height of the bus shelter does not exceed 4 metres; or</p>
		<p><i>(New)</i></p> <p>(ze) any single storey lean-to extension with roof covering of tiles, or of any lighter material, in any bungalow, semi-detached, terrace or linked house.</p>
<p>4. Replacement or changing of any false ceiling with lightweight material.</p>		<p>4. Installation or replacement of any false ceiling structure (including any supporting system that is used solely for supporting the false ceiling structure) that —</p> <p>(a) is suspended from the main structural ceiling;</p> <p>(b) is made of lightweight material;</p> <p>(c) is used solely for aesthetic purposes, including the complete or partial concealment of wiring, piping or ductwork; and</p>

		(d) is not accessible by any person, provided that no span of the supporting system supporting the false ceiling structure exceeds 6 metres.
		(New)  4A. Demolition of any false ceiling structure that is suspended from the main structural ceiling (including any supporting system that is used solely for supporting the structure).
6. Erection or alteration of —  (a) any partition or partition wall in any bungalow, semi-detached, terrace or linked house; or  (b) any partition or partition wall constructed of lightweight material in any other building.	6. Erection or alteration of any partition (including a supporting system that is used solely for supporting the partition) up to a height not exceeding 10 metres provided that —  (a) if the partition is in any bungalow, semi-detached, terrace or linked house — any non-laminated glass used in the partition is not situated more than 2.4 metres in height; or  (b) if the partition in any other building — the partition is constructed of lightweight material.	
10. Erection of any single storey lean-to extension with roof covering of tiles, or of any lighter material, in any bungalow, semi-detached, terrace or linked house.		Deleted, refer new item (ze)
13. In this Schedule —  “agriculture” includes horticulture, fruit growing, the growing of plants for seed and aquaculture;  “lightweight material” means —	(New)  13. Demolition of any awning, windowhood or cantilevered roof, having a projection not exceeding 6 metres, or not exceeding 10 metres above the adjoining ground or floor level.”	

An MND Statutory Board

	<p>(a) any sheet or board material such as timber board, plywood, fibreboard, plasterboard, aluminium sheet, corrugated metal sheet or polycarbonate sheet;</p> <p>(b) any concrete product made with lightweight aggregates such as pumice, perlite or vermiculite; or</p> <p>(c) any hollow concrete block, hollow glass block, autoclaved aerated concrete block and the like;</p> <p>“non-laminated glass” means glass other than laminated glass;</p> <p>“non-load bearing wall” means a wall which supports no load other than its own weight;</p> <p>“partition” means a temporary or an easily removable vertical panel of lightweight construction for the subdivision of spaces within a building.</p>	
		<p><i>(New)</i></p> <p>14. Demolition of an entire standalone non-residential single storey building that does not exceed a height of 10 metres and an area of 100 square metres, provided that —</p> <p>(a) the building is not —</p> <p style="padding-left: 40px;">(i) a vehicular or pedestrian bridge; or</p> <p style="padding-left: 40px;">(ii) a chimney constructed with concrete;</p>

An MND Statutory Board

		<p>(b) the building is at least 15 metres away from any residential building; and</p> <p>(c) each point of the building is situated a distance of at least 1.5 times its height from —</p> <ul style="list-style-type: none"> <li>(i) any other building; or</li> <li>(ii) any route of public access.</li> </ul>
		<p><i>(New)</i></p> <p>15. Formation of any opening in a slab (excluding a cantilever slab, a flat slab and any prestressed elements) for the installation of building services that does not involve the alteration of any other structural elements of the relevant building, provided that —</p> <p>(a) the slab is a ground slab (situated at-grade); or</p> <p>(b) where the slab is not a ground slab —</p> <ul style="list-style-type: none"> <li>(i) if the opening is — <ul style="list-style-type: none"> <li>(A) a circle — the opening does not exceed 150 millimetres in diameter; or</li> <li>(B) a rectangle or square — no side of the opening exceeds 150 millimetres; and</li> </ul> </li> <li>(ii) if there is already an opening in the slab — the distance between the centre of the opening to be formed and the edge of any other openings in the slab is not less than 450 millimetres.</li> </ul>

		<p>(New)</p> <p>16. In this Schedule —</p> <p>“agriculture” includes horticulture, fruit growing, the growing of plants for seed and aquaculture;</p> <p>“lightweight material” means —</p> <p>(a) any sheet or board material such as timber board, plywood, fibreboard, plasterboard, gypsum board, calcium silicate board, fibre-based cement board, aluminium sheet, corrugated metal sheet or polycarbonate sheet;</p> <p>(b) any concrete product made with lightweight aggregates such as pumice, perlite or vermiculite; or</p> <p>(c) any hollow concrete block, hollow glass block, autoclaved aerated concrete block and the like;</p> <p>“non-laminated glass” means glass other than laminated glass;</p> <p>“non-load bearing wall” or “non-load bearing vertical panel” means a wall or vertical panel (as the case may be) that supports no load other than its own weight;</p> <p>“partition” means a non-load bearing wall or non-load bearing vertical panel, that is used for the subdivision of spaces within a building;</p> <p>“public street” has the meaning given by section 2 of the Street Works Act 1995.</p>
--	--	--

**Annex B**

**LIST OF AMENDMENTS UNDER THE BUILDING CONTROL (AMENDMENT NO. 3)  
REGULATIONS 2024**

<b>Regulation</b>	<b>Existing</b>	<b>Amendment</b>
Fourth Schedule		<i>(New)</i>  (n) the supporting structure of a mechanised car parking system, if the height of the supporting structure does not exceed 10 metres and the span of the supporting structure does not exceed 15 metres.

**Annex C**

**LIST OF AMENDMENTS UNDER THE BUILDING CONTROL (AMENDMENT NO. 3) REGULATIONS 2024**

Regulation	Existing	Amendment
Fifth Schedule	<p><b>Objective</b></p> <p>29. The objective of paragraphs 30 and 31 is to facilitate efficient use of energy.</p> <p><b>Performance requirement</b></p> <p>30. A building shall be designed and constructed with energy conservation measures to reduce —</p> <p>(a) solar heat gain through the roof;</p> <p>(b) solar heat gain through the building envelope;</p> <p>(c) air leakage through doors, windows and other openings on the building envelope;</p> <p>(d) energy consumption of lighting, air-conditioning and mechanical ventilation systems; and</p> <p>(e) energy wastage through adequate provisions of switching means.</p> <p>31. Commercial buildings with an aggregate floor area of more than 500m<sup>2</sup> shall be</p>	deleted

	<p>installed or equipped with means to facilitate the collection of energy consumption data.</p> <p>31A. The requirement in paragraph 30(a) does not apply to a roof of any of the following buildings that does not have air-conditioning:</p> <p>(a) any building with a gross floor area not exceeding 500 square metres;</p> <p>(b) any open-side shed;</p> <p>(c) any linkway;</p> <p>(d) any covered walkway;</p> <p>(e) any store room or utility room;</p> <p>(f) any equipment or plant room.</p>	
	<p>36. A building comprising 5 or more storeys (including the ground level) shall be provided with one or more passenger lifts.</p>	<p>36. A building comprising 5 or more storeys (including the ground level and any basement level) shall be provided with one or more passenger lifts.</p>