

02 Jun 2025

Building Plan & Management Group

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Dear Sir/Madam,

**CONSOLIDATED QUESTIONS & ANSWERS FROM THE BCA ANNUAL SHARING ON
BP/TOP REGULATORY UPDATES 2025**

We refer to the BCA Annual Sharing Session held on 05 May 2025. The seminar session provided a useful platform where BCA engaged Qualified Persons, Builders and Developers, to enable better understanding and clarity on regulatory requirements.

2 Following the Sharing Session, BCA has consolidated the queries and corresponding responses, which are appended herewith.

3 For industry's information, please.

Yours faithfully

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BCA ANNUAL SHARING ON BP/TOP REGULATORY UPDATES 2025

Q&A CATEGORIES

LEGEND:

	ACCESSIBILITY AND UNIVERSAL DESIGN
	CLARIFICATION ON BP REQUIREMENTS
	LIGHTNING PROTECTION SYSTEMS
	WIND-DRIVEN RAIN
	FINDINGS AND ISSUES FROM TOP INSPECTION AND APPLICATION
	CD SHELTERS
	LIFTS & ESCALATORS
	OTHER QUERY

ACCESSIBILITY AND UNIVERSAL DESIGN

GENERAL – CODE ON ACCESSIBILITY IN THE BUILT ENVIRONMENT 2025 (“Code 2025”)

S/N	Participant’s Feedback / Enquiry	BCA’s Response
1	When a proposed design meets the functional intent but deviates from prescribed dimensional requirements, is a waiver submission necessary?	In such cases, please submit an Alternative Solution proposal through the pre-submission consultation channel for evaluation.
2	Is there a refresher course for certified UD assessors and can we use skills future credits?	Yes, you are welcome to sign up for the refresher course for certified UD assessors. Please note that SkillsFuture credits are not currently accepted for this course. Kindly contact BCA Academy for more information: https://www.bca.gov.sg/feedbackform .
3	Regarding the effective date of 1st November for Code 2025, does it apply to BP submission or URA PP submission? What if the project is registered on Sep 25, will it have to comply with 2025 code?	Building works for which Structural or Building Plans (ST/BP) are first submitted to BCA for approval from 1 November 2025 onwards must comply with Code 2025.
4	What does 5b) mean in BCA circular on the 2025 code? “Building works for which plans would have been required to be submitted to CBC for approval”. Sounds similar to 5a)	It refers to situations where plan submissions are made to BCA for retention works on or after 1 November 2025. The retained works must comply with the prevailing requirements and be modified where needed to ensure compliance.

5	<p>Are all “clarification” items covered today applicable to ongoing projects based on 2019 code?</p> <p>Are items indicated as “clarifications” required to be complied with for current projects?</p>	<p>While these clarification items are already being implemented in current practice, Code 2025 articulates them more explicitly. QPs are advised to incorporate these clarifications into their ongoing projects where feasible.</p>
6	<p>In view of some relaxations in Code 2025, can existing building projects under construction that adopt the previous code adopt the new code instead?</p> <p>For projects with BP submitted before 1 Nov 2025, is a waiver required if the project wishes to comply to the relaxed clause in 2025 code instead of 2019 code?</p>	<p>To adopt Code 2025 for an existing project that was designed under the previous Code and is currently under construction, please submit a written request for case-specific review. This will enable a comprehensive assessment of your project's circumstances.</p>
7	<p>Is there a reference table specifying accessibility requirements for different building types, considering various user needs (ambulant disabled, wheelchair users, persons with sensory impairments)?</p>	<p>The requirements of Code 2025 apply to all buildings except landed dwelling houses and specific areas outlined in Clause 2.5 (Exemption).</p>
8	<p>Do the Code on Accessibility requirements discussed in this morning's session apply to road tunnel projects?</p>	<p>The Code generally does not apply to vehicular tunnels. However, any associated buildings or facilities meant for public access must comply with the prevailing Code's requirements.</p>
9	<p>Under which category are educational institutions classified?</p>	<p>Educational institutions fall under the 'Schools' category. However, where an educational institution contains spaces with different uses (such as assembly halls or offices), the specific requirements for each type of space shall apply.</p>
ACCESSIBLE ROUTES		
10	<p>New clause 2.3, pertaining to temporary situation, does this need to be determined and indicated during BP submission and provided upfront (eg additional signage)</p> <p>How is the pandemic accessibility route provision going to be regulated at BP submission/TOP stage? Are these to be captured in BP submissions? If yes any guide on plan presentation? How abt for Corenet X BIM?</p>	<p>During the design stage, Qualified Persons (QPs) should assess potential temporary obstructions and develop contingency plans in consultation with developers and building owners to maintain accessibility. These measures typically encompass planning alternative access routes/facilities and ensuring appropriate facilities management support is available. Whilst these provisions need not be explicitly detailed in Building Plan (BP) submissions, the primary objective remains clear: to ensure continuous accessibility for persons with disabilities by providing suitable alternatives whenever existing accessible features are temporarily closed, obstructed or modified.</p>

11	Are there any clauses for accessible routes under temporary conditions (e.g around construction site) due to space restrictions (especially sites around urbanised location).	Please see clauses 2.4.3 and 2.4.4 of Code 2025 for accessible footpaths around developments under construction.
12	Does clause 4.2.2, min 900mm clear width requirement apply to access behind counter spaces for staff? If clause 4.2.2 min 900mm does not apply to access behind counter spaces for staff, what is the requirement?	No. Code 2025 does not specify minimum width requirements for staff spaces behind checkout lanes. The employer should make the necessary accommodations for staff members where required.
13	Please clarify the difference in the increased minimum width of 900 mm for accessible gates, gantries and checkout lanes, versus minimum clear width of 850 mm for doors.	The different width requirements reflect the distinct usage patterns of these spaces. While doors present only a momentary constriction point of 100-150mm depth, gantries and checkout lanes require wheelchair users to navigate through an extended confined path. The increased width of 900mm for these longer passages ensures safety and ease of navigation for wheelchair users.
14	For office workstations area, what is the minimum circulation width required? For office/workstations area, what is the minimum width for accessible route? What would be the minimum width required between work desks?	Within office workstations area, QP and premise owner must consider user and employee accessibility needs when planning layouts. Please refer to the anthropometric guidelines in Clause 1.3 to ensure adequate circulation widths. The design must also comply with other statutory requirements, including the Code of Practice for Fire Precautions in Buildings.
15	Would removing an existing non-accessible shelter be considered an acceptable solution to comply with accessible shelter requirements?	According to Clause 4.2.5 of Code 2025, when shelters are provided within a development, they must prioritise accessible routes. The Code's intent is to ensure shelter provision along accessible pathways rather than the removal of existing shelters.
16	On the topic of accessible shelter, saw that one of the acceptable solutions is to remove all shelters (provide none for all) instead of just providing only one shelter as partial solution. Am I right?	Where no shelters are provided over walkways, accessible routes and ramps need not be sheltered. Where shelters are incorporated in the development, accessible routes and ramps must be given priority for shelter provision.

17	Under what circumstances can we apply the localised “doorway” concept along accessible routes that are 1500mm wide. This is due to structural column designs especially for residential developments.	In residential developments, accessible routes must maintain a minimum clear width of 1500mm throughout their entire length. Structural elements cannot encroach into this width, and the 'localised doorway concept' is not applicable as a design solution along these routes. QPs must integrate this spatial requirement into both structural and architectural designs during the initial planning stages to achieve compliance.
18	Is 1200mm width of accessible route sufficient for factory converted dormitory?	The width of accessible route must meet the minimum requirements for industrial buildings i.e. at least 1500mm.
19	Do doorways and the required manoeuvring spaces leading to PWD holding point in smoke stop/firefighting lobbies need to be level?	QPs are advised to consult SCDF regarding specific requirements for PWD evacuation procedures.
20	For private residential development where the sheltered accessible route has to be taken via Car Park from Drop-Off Point, is a designated route defined by full floor markings all the way to lift lobbies? Is crossing driveways ok?	Where designated accessible routes intersect with driveways, the following measures should be implemented: <ul style="list-style-type: none"> • Clear and continuous floor markings to delineate the accessible path • Appropriate traffic calming measures to ensure pedestrian safety • Proper signage to alert vehicles of pedestrian crossings These provisions are essential to ensure safe passage for all users along the designated accessible route.
21	For drains underneath footpaths at E-deck, it is important to have drain covers at the intersection of 2 perpendicular footpaths. How can we position the drain cover grating direction?	You are advised to relocate the grated drain cover outside the accessible route or install non-grated drain covers within the accessible route
DOORS		
22	If there is a provision of an automatic door, must the level of the floor be flat?	All doorway approaches should have level flooring to facilitate wheelchair access. When automatic doors are operated by push-buttons, a level clear floor space must be provided at the button location as specified in Clause 9.2. These requirements ensure safe and independent access for wheelchair users.
23	Clause 4.4.1.1 - does ramp at doorway applies to doors opening into exit staircases and smoke stop/firefighting lobby?	Levelled doorways applies for all doors situated along accessible routes.

24	<p>On the requirement for manoeuvring space and doorways to be level, is there a maximum acceptable fall for water runoff? Or must it be completely flat?</p> <p>What is the maximum acceptable gradient at doorways if there is a need to address draining of splashing rainwater at semi open corridor?</p>	<p>A maximum gradient of 1:40 is permitted to facilitate surface water drainage. QPs should consider implementing appropriate measures such as adequate covered areas, proper drainage systems, and suitable floor finishes to prevent water ingress while ensuring safe wheelchair access.</p>
25	<p>Can a door swing into the clear accessible route?</p>	<p>Yes. However, vision panels in accordance with clause 4.4.11 must be provided.</p>
26	<p>With regards to push-pull requirement at doors, for manual sliding doors, is 300mm width required if the handle is positioned at the middle of the door panel. Is a concealed cup handle allowable?</p> <p>Can we have cup handles for glass sliding doors?</p>	<p>Recessed or concealed handle is not usable by persons with reduced dexterity.</p> <p>As to the position of the handle for a manual sliding door, it must be installed between 60 mm and 130 mm from the door jamb or doorstop in both open and closed positions. Should you wish to propose an alternative solution for the 300 mm clearance requirement adjacent to the door's leading edge, please write in to us with details of your proposal.</p>
RAMPS AND STAIRS		
27	<p>For ramp at condo from carpark/driveway to lobby, should we comply with kerb ramp at pedestrian crossing requirements (600mm depth dws on ramp) OR ramp at pedestrian path requirements (entire ramp contrast colour)?</p>	<p>Kerb ramps leading to driveway must be designed in accordance with clause 4.5.3 at pedestrian crossing. Please note that 600mm depth warning tactile ground surface indicators (TGSI) are to be provided.</p>
28	<p>Can existing projects using 2019 accessible code implement contrasting colour for ramp based on the new 2025 accessible code requirement. Is there a need to submit alternative solution to BCA?</p>	<p>To adopt Code 2025 for an existing project that was approved under Code 2019, please submit a written request for case-specific review. This will enable a comprehensive assessment of your project's circumstances.</p>
29	<p>Is tactile tile required for all staircases?</p>	<p>Under Code 2025, warning TGSI are required at stairs in accordance with Clause 4.7.4.</p>

30	For dog leg staircases and other configurations of staircase cores, are TGSIs or tactiles required on intermediate landings?	<p>If the intermediate landing does not lead to another path of travel, warning TGSIs are not required at this intermediate landing.</p> <p>If there is another path of travel at the intermediate landing (e.g. a door or connecting corridor that leads to another space at this intermediate landing), warning TGSIs will be required.</p>
31	On clause 4.7.4 as per photo indicated is homogeneous tactile, can other DWS be used also? Or must it be homogeneous tactiles.	Detectable warning surfaces (DWS) have been removed from Code 2025 and are no longer applicable. Where warning TGSIs are required, they may be installed either as tiles or individual studs, in accordance with clause 9.7.
32	When integrating stairs to landings of BFA ramp, can TGSI (for the stairs) encroach into the 1500mm turning spacing (for ramp)? Any concern for stairs at landing e.g. in the direction of ramp	Although TGSIs may be installed within ramp landings, we recommend reviewing the design to ensure wheelchair users can travel smoothly along the ramp without encountering raised TGSIs surfaces.
33	Can stairs be placed in the same direction as the upper ramp at a BFA ramp U-turn landing? Any concerns about wheelchair users not stopping in time and falling down the stairs?	Please write in to us with the detailed design proposal for further evaluation.
34	Is single step considered as staircase? Is the tactile required on top and below the step? More tripping hazard for single step as compared to other staircases. Any study made by BCA?	A staircase is defined as having two or more consecutive steps. The Code's staircase requirements for TGSIs apply only when there are two or more steps present. For single steps, QPs should incorporate visual warnings, such as colour contrast bands, to alert users of the level change to minimise tripping hazards.
LIFTS - GENERAL		
35	Is the minimum car size of 1200 x 1500 measured from wall to wall including finishes? Because based on SS550, car area shall be measured from wall to wall excluding finishes.	Unless otherwise specified, all clearance dimensions in the Code 2025 refer to finished surfaces , not to those of structural elements.
36	With the lift car min size 1.2m x 1.5m in Code 2025, for old buildings with smaller size lift shaft undergoing A&A, does it mean the lift shaft needs to be demolished and rebuilt?	For Addition & Alteration (A&A) projects involving lift car replacement where the existing lift shaft is retained and the lift car size cannot meet prevailing Code requirements, the QP may submit a waiver/modification application. However, the new lift car's accessibility features (control buttons, grab bars, etc) must still comply with the Code's requirements.

37	With the revised lift car size, will the lift suppliers in the market be able to make this change on time so that there will be no site works delay?	Code 2025 requirements will apply to all projects with plans submitted to BCA from 1 November 2025 onwards. A six-month grace period has been provided between the announcement of new requirements and their implementation. We encourage early planning to meet these requirements. For exceptional cases requiring special consideration, please submit your enquiry to us.
38	Part A - For accessible lifts, should a typical office building cater to wheelchair users only? Motorised PMA users are rare or even not allowed to enter in office buildings.	When passenger lifts are provided, at least one passenger lift must be a wheelchair-accessible lift in accordance with the prevailing Code requirements.
39	Part B - Is BCA able to assign / advise or provide specific dimensions for these wheelchairs? (as there are various in the market and can vary in dimensions)	BCA is unable to advise on the specific wheelchair dimensions. The spatial requirements in Code 2025 are based on commonly used wheelchair sizes. However, when designing accessible spaces, the QP should consider providing additional clearances to accommodate larger wheelchairs and other mobility aids based on your building's expected user requirements.
40	For full glass lift, as there is no metal in between to hold the handrail, it will be mount on glass, is this acceptable?	Grab bars in glass lifts must comply with both Clause 4.8.3 and Clause 9.4 of Code 2025. Floor-mounted grab bars may be considered as an alternative to wall mounting. For glass lift car wall requirements, please refer to clause 5.4.3 of SS550 ("Code of Practice for Installation, Operation and Maintenance of Electric Passenger and Goods Lifts").
41	There is a diameter specified for the lift grab bar. Does it mean other regular shapes (ie. squarish, rectangular) are no longer allowed?	Lift grab bar must have a diameter of between 32 mm and 45 mm or a shape that provides an equivalent gripping surface.
42	The platform lift internal dimension of 1100 x 1400 is clear excluding grab bars or including, meaning there is an allowance of ~80 mm from the wall?	The platform lift's internal dimensions of 1100 mm x 1400 mm refer to the platform size . Grab bar/s within the platform lift must be provided on at least one side of the lift in accordance with Clause 9.4.
43	It's mentioned stair lifts are only allowed for A&A jobs. If there is a shophouse new erection which needs to meet PUB MPL at L1 and the total difference between grade level and MPL is 2m, is stair lift allowed?	A wheelchair stairlift may only be considered in an existing building where it is impracticable to provide a passenger lift, a ramp or platform lift.

LIFTS - MIRROR

44	<p>With regards to the requirement for mirror at the rear of the lift car. What about observation lifts with see through glass at the rear panel? How should the mirror be placed?</p>	<p>The requirement for mirror at the rear of the lift car only applies for lifts designated for wheelchair users. For accessible lifts with glass enclosures, QPs should ensure safe entry and exit for wheelchair users through alternative solutions. These may include different mirror placements, video feedback systems, enlarged lift car dimensions, etc.</p>
45	<p>For glass lift car and lift doors, as long the manoeuvre space is sufficient, the mirror is not required. Is this understanding, correct?</p> <p>Can this exemption be applied for bigger stainless-steel car also?</p>	<p>If mirrors cannot be installed in glass lifts, the QP must submit an alternative solution application with larger car size and longer door closing delay.</p> <p>As previously briefed, for stainless-steel lift cars, increasing lift car size only is not an acceptable alternative. A visual feedback system must be provided to assist wheelchair users in manoeuvring safely.</p>
46	<p>For lifts with 2 doors on opposite sides of lift car, where it is not possible to install mirror, is it possible to install convex mirrors as alternative? Any waivers required?</p> <p>For the through cage lift serving more than 2 landings, can the mirror requirement be waived also? It is challenging to provide/maintain good mirror surface on the moving car door.</p> <p>For lifts with two-way doors, does both doors need to be mirror reflective?</p> <p>For split deck carparks with doors on both ends of the lift, can we use a reflective glass surface on both doors to meet the requirement for reflective mirrored surface in car lifts?</p>	<p>For wheelchair-accessible lifts with two-way doors (or through-car lifts) serving more than two landings, both doors must provide mirrors or mirror-like surfaces as visual feedback for wheelchair users.</p> <p>If you wish to propose convex mirror as alternative to mirror to the lift doors, please write in to us with more details for further evaluation.</p>
47	<p>If it is a through door lift design, will BCA allow the mirror reflective at side panel instead of directly opposite to door? Or does the door have to be in mirror finish?</p>	<p>The mirror at the sides of a lift car typically do not provide adequate visual feedback for wheelchair users. For through-car lifts serving more than two landings, lift doors may be finished with reflective surfaces to provide visual feedback. However, in through-car lifts serving only two landings, mirrors are not required as wheelchair users can exit without reversing.</p>

LIFTS – LIFT LOBBY		
48	<p>Is the lift door entrance considered a doorway? Most of the time arch design a ramp up from the lobby to the lift car. Is this considered as noncompliance to BCA if the lift is accessible lift?</p> <p>Is it allowed for the clear space opening in front of lift door be on a ramp?</p> <p>Reference to slope at lift door, please advise this is acceptable as earlier this morning, was highlighted doorways must be levelled.</p>	<p>All waiting areas and control operation points for wheelchair users must be level. While we understand the need to prevent water ingress into the lift shaft, any necessary slope should be incorporated within the lift shaft wall thickness rather than in the wheelchair user's space. The slope must be as gentle as possible and in accordance with Table 4 of Code 2025.</p>
49	<p>Clause 4.9.1. If there is no 900x1200mm clear space in front of call button, can this space overlaps with 1.8m x 1.8m in front of the lift door?</p>	<p>There must be a 900 x 1200 mm clear space in front of the lift call button to enable wheelchair users to reach and operate the button. That said, under Code 2025, this 900 x 1200 mm clear space may overlap with the 1800 x 1800 mm clear space in front of the lift door.</p>
50	<p>Does the audible signal at lift lobby apply to residential?</p>	<p>Yes. We would like to highlight that the volume of these signals can be adjusted to appropriate levels.</p>
51	<p>In case of DCS system for handicap lifts, can touch screen control with handicap accessible buttons be used instead of keypad with handicap accessible button?</p>	<p>All lifts, including those designated for wheelchair users, must comply with clause 4.8 and be accessible to persons with visual impairments. If you are planning to install a touchscreen Destination Control System (DCS), please submit details explaining how it will accommodate users with visual impairments for our evaluation.</p>
LIFTS – LIFT CAR CONTROL BUTTONS		
52	<p>In lecture on lifts, a slide shows the correct sequence of floor buttons is from left to right & bottom to top. But in subsequent slides, there are photos that show the buttons run from top to bottom. Why?</p> <p>It was mentioned code asks for floor buttons in lifts to be from left to right & bottom to top. Why in subsequent slides the photos show the buttons are from left to right but from top to bottom. Why?</p>	<p>The presentation slides illustrated two different button arrangements:</p> <ol style="list-style-type: none"> 1. Standard lift car floor selection buttons 2. Destination Control System (DCS) keypad layout, which follows a telephone keypad configuration <p>The case study presented showed a high-rise development that adopted an alternative solution using a keypad arrangement for direct floor input by passengers.</p>

	On the topic on lifts, it was shown that the code wants floor buttons be from left to right and from bottom to top. But in photos that follow, floor buttons are from left to right but from top to bottom?	
53	For the lift car control buttons to be arranged in left right, bottom up arrangement while the DCS buttons arrangement to be top to bottom, may we know the reason for the difference?	<p>The different button arrangements serve distinct purposes: -</p> <ul style="list-style-type: none"> • Lift car control buttons are arranged left-to-right and bottom-to-top, providing intuitive floor selection by placing lower floors at the bottom of the panel. • DCS keypads adopt a telephone-style layout (top-to-bottom) for several reasons: <ul style="list-style-type: none"> ○ Users are familiar with telephone keypad number arrangements ○ Persons with visual impairment can orient themselves using the standardised raised dot on the number 5 button ○ This layout aligns with international lift keypad standards
54	Do DCS lifts still require the side lift button panel? Or can a waiver/ alternative solution be applied?	Pursuant to clause 4.9.4, if the DCS lift is designated for wheelchair users, at least one set of lift car control buttons must be placed on the side wall.
55	What's the requirement for lift to be provided by lift car control panel at side of wall?	Side-mounted lift car control panels are mandatory only in lifts designated for wheelchair users, as specified in clause 4.9. At least one passenger lift serving all levels intended for wheelchair access must be designated as wheelchair-accessible.
56	For smaller lift car, if only one set of COP is provided, which requirement should the design be complied with? 750-1100 or 900-1200?	In lifts designated for wheelchair users, all controls must be positioned between 900 mm and 1200 mm from the floor. This height range ensures accessibility for wheelchair users. Persons with visual impairment can also read tactile and Braille information within this range.
SANITARY PROVISIONS		
57	As shown on seminar slide for clause 6.7.1, is kerb ramp at doorway of accessible washroom acceptable?	All doorways to accessible washrooms must be level . This requirement also applies to combined Individual Family Washrooms and Accessible Individual Washrooms (a combination permitted only in existing buildings under exceptional circumstances).

58	Clarification items: The Clarification items such as the built-up wall for accessible WC (for 750mm) also take into effect from 1 Nov 2025 onwards?	Code 2025 clarifies that built-up walls behind accessible WCs must not extend beyond the WC's sides or top. This ensures wheelchair users can perform side transfers and use grab bars without obstruction. This is not a new requirement , but rather a clearer explanation of existing standards.
59	Height of accessible wash basin clear knee space is raised to 700mm. With the maximum height requirement of 840mm, the sink's depth is now capped at 140mm, which is not available in market and has splashing issue 700mm knee clear height for accessible wash basin not practical. Very limited/no sink in market from major suppliers in SG available with 140mm depth and water will splash out.	Please write in to us with more details of the wash basin design for our evaluation.
60	Does the push/pull (450/600) requirement also apply to accessible washrooms?	For accessible washroom doors, clause 4.4.6.1 requires the following clearances: <ul style="list-style-type: none"> • Pull side: minimum 600 mm clear space adjacent to the door's leading edge • Push side: minimum 300 mm clear space adjacent to the door's leading edge
61	Where an accessible changing room with adjustable height bed is provided, is it required to also provide a separate accessible shower?	An accessible changing room, as specified in the Code, must include: <ul style="list-style-type: none"> • Accessible wash basin • Accessible water closet • Adult-sized changing bed While an accessible shower is not mandatory within the accessible changing room , please note the separate requirements for accessible showers under clauses 5.1.8 and 5.1.9.
62	Why is there a need to provide tactile sign and braille for toilet sign since these underprivileged person has to be guided to toilet in almost all the cases?	An inclusive built environment enables persons of all ages and abilities to live well and participate actively in the community. Buildings should provide easy and safe access for all users without undue effort or segregation.

FAMILY FRIENDLY PROVISIONS

63	<p>Why are there no sinks in the lactation rooms? It's not hygienic to wash pumps / bottles in most normal toilets.</p> <p>Will there be a sink provided in or near a lactation room?</p>	<p>The lactation room (LR) requirements in the Code were developed in consultation with breastfeeding interest groups. Code 2025 establishes essential design requirements for different building types, mandating that LRs be located in common areas near washing facilities and pantries. While wash basins and water dispensers are not mandatory requirements - acknowledging the varied building settings and their constraints - we encourage designers and building owners to include these amenities where feasible.</p>
64	<p>It is mentioned to separate nursing and diaper changing if possible. Can they still be in the same room but with the lactation cubicles grouped at the side?</p>	<p>There should be clear separation between the diaper changing station and lactation room. Please be reminded that the lactation room would also require its own door.</p>
65	<p>If a development requires three lactation rooms, is it acceptable to have two lactation cubicles within a single room on one floor, and the third lactation room located on a different floor?</p>	<p>That is acceptable. We recommend distributing lactation rooms throughout the building to minimise walking distances and provide convenient access for nursing mothers.</p>
66	<p>Question for 1st session. Multiple lactation cubicles in a room with entrance door locked by 1st mother, how will the 2nd mother get into the room when it is locked. 1st mother may not unlock the door</p>	<p>Lactation facilities with multiple cubicles must be designed to ensure both privacy and accessibility. The design should allow multiple users to access the room while maintaining individual privacy. This could include appropriate locking mechanisms for individual cubicles rather than the main entrance.</p>
67	<p>For requirement of family friendly sanitary facility and lactation room, is there compulsory requirement for a typical park development?</p>	<p>Although the Code does not specify requirements for parks and open spaces, any permanent building facilities accessible to park users must include accessible features, including family-friendly toilets and lactation rooms.</p>
68	<p>If after TOP/CSC, a lactation room is misused by building owner or its managing agent by using it as Cleaner's resting area or the room is forever under maintenance. Will BCA conduct enforcement?</p>	<p>The Code stipulates a set of standards for ensuring buildings are designed and constructed to be accessible and inclusive.</p> <p>When a building is in operation, the building owner/manager is responsible for maintaining and managing the lactation facilities. Users who encounter misuse of these facilities or find them unavailable should report such issues to the building management.</p>

RESIDENTIAL DEVELOPMENTS

69	<p>Does requirement for accessible doorways to be level apply to residential unit entrances? For instance, in HDB, units are 50mm higher than corridor to prevent water ingress during rain and town council washing.</p> <p>For main door entrances to residential units, is it still acceptable to have a max 50mm drop?</p>	<p>According to clause 7.2.3 of Code 2025, the level difference between the residential unit entrance and the adjacent common area must not exceed 50 mm. For level differences greater than 25 mm, any raised platform at the entrance must be constructed using non-structural elements.</p>
70	<p>If there is a max 50 mm drop in main door entrances to residential unit within the 1500x1500 clear manoeuvring space, is it acceptable? Do we still need to comply with the flat surface?</p> <p>Cl4.4.1.1 provides that doorway and required manoeuvring spaces must be level. Can we clarify if this requirement supersedes Figure 66/67, that allows ramp in front of residential unit entrances?</p>	<p>All doorways and manoeuvring spaces (1.2 x 1.2 m or 1.5 x 1.5 m) along accessible routes must be level.</p> <p>Level differences are permitted only at:</p> <ul style="list-style-type: none"> • Residential unit entrance doors • Retrofit bathroom doors within residential units <p>For residential unit entrances, compliance with clause 7.2 is mandatory.</p>
71	<p>Can explain the rational 25mm change of level is not acceptable for door other than toilet.</p>	<p>Level differences are permitted only at doorways to retrofit toilets in residential units. As residential units are private spaces, residents can implement their own accessibility measures and adjustments as needed.</p>
72	<p>Clause 7.3.3 if a grab bar is provided before TOP in a future retrofitting toilet, is it allowed to be inside the required clear floor spaces?</p>	<p>The Code does not specify requirements for the location of grab bars within the retrofit bathroom of a residential unit. The necessary clear floor space at the WC must be provided in accordance with 7.3.4. The installation of the grab bar must be in accordance with clause 9.4.</p>
73	<p>If the accessible route within a cluster landing housing common area to unit is via PES (Private enclosed space), is it acceptable to have a level difference of 50mm from E deck to PES?</p>	<p>There are other considerations to ensure that barrier free access from the PES entrance of the unit to the retrofit bathroom and bedroom. Please write in to us with more details for further evaluation.</p>
74	<p>Do all SSO provided for entire building has to be accessible OR certain number of SSO designated for accessibility only?</p>	<p>Generally, accessibility requirements for switches and socket outlets (SSO) primarily apply within residential units, hostel rooms, hotel guestrooms and service apartments. However, any operating controls (such as buttons or switches) along accessible routes, including those for power-operated doors, must comply with clause 9.2.</p>

SIGNAGE

75	<p>Can the international Symbol of Access colors deviate from the standard white on blue?</p> <p>Do accessible signages require blue background?</p> <p>For the symbol of access, is there room for design variations? Would this be considered on a case-by-case waiver basis?</p> <p>Must designers strictly adhere to the blue and white accessible signage? Can the colours be changed as long as there is good contrast and clarity?</p>	<p>The Symbol of Access must be displayed in white on a blue background. This colour scheme has been retained following our recent review, as it helps persons with disabilities easily locate accessibility signs and aligns with international standards. Any variations to this design requirement will be evaluated on a case-by-case basis.</p>
76	<p>Is there a requirement for the wheelchair symbol on signage to be minimum 60mm wide? We were asked to change all the signs during TOP inspection.</p>	<p>Yes, this requirement is stipulated under Clause 8.1.2.2 of Code 2025.</p>
77	<p>Can flexibility be given for pictogram used in signage and way finding?</p>	<p>While the Symbol of Access must comply with international standards, the signage designs shown in Figure 71 are only recommendations. Alternative designs are acceptable provided they clearly guide users to their intended accessible facilities.</p>
78	<p>Which direction should the arrow on the accessible sign point?</p>	<p>Where it is a directional sign, the arrow should point to the direction where wheelchair users should head towards. The Symbol of Access must always face right, regardless of the arrow direction.</p>
79	<p>Are there any guidelines for the placement of directional signages for accessible facilities?</p>	<p>Directional signs incorporating the Symbol of Access with indication of the facility must be displayed at main lobbies or passageways and at points where there is a change of direction.</p>
80	<p>Are braille signs required in industrial buildings?</p>	<p>Braille is not required for industrial buildings.</p>

HEARING ENHANCEMENT SYSTEMS		
81	<p>Can stadium (with football field) be considered an “open space” where hearing enhancement system is not required?</p> <p>Which clause govern the hearing enhancement system requirement for open stadium (with football field)?</p> <p>Under clause 9.6.1 "note", is an open stadium with football field/tracks considered an "open space"?</p>	<p>The football field need not be provided with hearing enhancement system (HES). The areas of the stadium with fixed seating will require HES to be provided.</p>
82	<p>Is hearing enhancement system applicable to all classrooms in school?</p>	<p>The requirement for HES does not apply to classrooms in pre-schools, primary, secondary schools and pre-university. Please see note under clause 9.6.</p> <p>For polytechnics and universities, HES is required to 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 and the like.</p>
83	<p>Regarding hearing enhancement system, the advisory states that expert advice should be sought when selecting an appropriate system for the specific situation and purpose. Who qualifies as the appropriate expert for selecting the system to be used?</p>	<p>You may approach the HES suppliers and they would be able to advise on the appropriate system for the specific situation and purpose.</p>
OTHERS		
84	<p>Is it mandatory to provide lowered shower head at rinsing shower points?</p>	<p>It is not mandatory to provide a lowered shower head at rinsing shower point. The control for the shower should be installed at an accessible height for all intended users.</p>
85	<p>For hostels undergoing major A&A, is it a requirement to provide accessible rooms if there are no existing lift provisions? If required, these accessible rooms will be located on Level 1.</p>	<p>Yes, accessible rooms in accordance with clause 7.5 will be required. These rooms must be designed to be accessible from the entrance of the development.</p>
86	<p>Regarding elderly friendly guest rooms, the code currently only mentions provisions as examples, “such as grab bars”. Could the Code be more specific about the required provisions for clarity?</p>	<p>For elder-friendly guestrooms, grab bars are to be provided adjacent to the water closet and shower or bathtub. These installations should follow the specifications outlined in the guidelines for ambulant-friendly washroom and shower facilities.</p>

87	For seating spaces in eating establishments (i.e. Hawker centres), is it recommended that accessible tables be distributed throughout dining areas?	Yes, this is recommended. Please note that the accessible route to tables must provide sufficient clear width to accommodate wheelchair users at their designated seating spaces.
88	Are SSOs for accessible spaces required to be contrasting colour?	Switches and socket outlets (SSOs) should contrast in colour with their surrounding wall surfaces.
89	Do the requirements that have been relaxed for purpose-built dormitories also apply to factory-converted dormitories?	Code 2025 distinguishes between purpose-built dormitories and factory-converted dormitories. Purpose-built dormitories must comply with clause 7.7, whilst factory-converted dormitories shall adhere to factory requirements.
90	For factory-converted dormitories, is there a requirement to provide accessible toilet and shower within the sick bay? For a standalone workers' dormitory building classified as factory-converted dormitory on an industrial plot, is accessible toilet required?	Under Code 2025, factory-converted dormitories are exempt from providing accessible toilets with shower facilities, as employers are responsible for accommodating their employees' specific needs. When a workers' dormitory within an industrial plot/single factory development houses only workers from the same factory, it is not classified as a purpose-built dormitory and is therefore exempt from the requirements of clause 7.7.
91	Is stainless steel tactile allowed?	Stainless steel Tactile Ground Surface Indicators (TGSIs) is allowed. Please also ensure the TGSIs contrast in colour with their surrounding floor surfaces and are anti-slip.
92	What are BCA's requirements for tactiles, specifically regarding slip resistance testing, pullout testing (for stainless steel tactile) and distinguishing colour testing.	Warning Tactile Ground Surface Indicators (TGSIs) must meet the slip resistance standards specified in SS 485. For colour selection, TGSIs should provide strong visual contrast with the surrounding surfaces. For example, light grey against black offers more effective contrast than light grey against medium grey may not provide sufficient visual differentiation. BCA can provide further guidance on colour contrast requirements if needed.
93	There is public feedback that the standard tactile studs can be slippery, especially when wet, leading to falls. Does BCA have plans to require increased slip resistance or better materials? What anti-slip resistance measures are in place for tactile studs during wet conditions such as rainy days?	Warning Tactile Ground Surface Indicators (TGSIs) must meet the slip resistance standards specified in SS 485. Regular maintenance during building operations is essential to ensure the tactile studs maintain their slip-resistant properties and remain safe for users.

94	<p>What is the required load capacity for the grab bar's fixings?</p> <p>Beside 1.3kN requirement, do we need to consider other load capacity, such as 1kN/m for the grab bar's fixings?</p>	<p>Grab bars must be installed to resist a force of at least 1.3 kN applied at any position and in any direction without deformation or loosening or rotation of the fastenings or fittings. Please refer to clause 9.4.1 for grab bar requirements.</p>
95	<p>Clause 4.8.3 states the grab bar dimension should be 32mm to 45mm, but some other sections indicate up to 50mm.</p>	<p>You may refer to clause 9.4 of Code 2025. Grab bars must have a diameter of between 32 mm and 45 mm. As for handrails, the required diameter is between 32 mm to 50 mm, please refer to clause 9.3.</p>
96	<p>Figure 77 shows the grab bar diameter range is 32 to 50 mm.</p>	<p>Please note that Figure 77 is referring to handrail instead of grab bar. We wish to clarify that the functional purpose for a grab bar is to provide steadying assistance during stationary activity while that of handrail is to provide support in continuous movement.</p>
97	<p>What is the load capacity required for safety railing installed at ramp? Is the 1.3kN requirement the same for the installation of grab fittings?</p>	<p>If it is a safety barrier to prevent falling from height, it shall be designed to withstand a horizontal loading determined in accordance with SS EN 1991 Actions on structures – Part 1-1: General actions – Densities, self-weight, imposed loads for buildings and the associated Singapore National Annex.</p> <p>For handrails and grab bars, they must be installed to resist a force of at least 1.3 kN applied at any position and in any direction without deformation or loosening or rotation of the fastenings or fittings. Please refer to clause 9.4 for grab bar requirements.</p>
98	<p>Can the isolation room door in factory converted dormitory be fire rated?</p>	<p>Please check with SCDF.</p>

CLARIFICATION ON BP REQUIREMENTS

BOUNDARY WALLS/ FENCING

S/N	Participant's Feedback / Enquiry	BCA's Response
1	Would a boundary wall/ fence be required to comply with safety barrier requirement if the level difference of the development and neighbour site is 1m or more? E.g. the development is 2m higher than the neighbour.	Boundary walls/ fencing are considered Insignificant Building Works, which on its own, do not require plan submission to BCA. However, where there is a vertical drop in level of 1.0 m or more, appropriate measures such as safety barriers shall be taken to prevent people from falling from a height. The installation of safety barriers require plan submission to BCA.

HEADROOM & CEILING HEIGHT

2	Can open sided linkways with ceiling be allowed to have height less than 2.4m? Based on Approved Document C2.3, the requirement for adequate height does not apply to "(a) any corridor"	The minimum ceiling height requirement of 2.4 metres does not apply to open sided linkways with ceiling. However, these linkways must maintain a minimum headroom clearance of 2.0 metres.
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BOLLARDS

3	Is there a min / max distance between bollards at drop off?	Where it is an accessible drop off, the minimum clear distance between bollards is 900 mm. While there is no maximum distance stipulated, designers should ensure that the placement of the bollards meet the performance requirement of preventing a vehicle from breaching designated spaces for vehicular access in a building.
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WEEP HOLES

4	As 75mm edge protection is required to be continuous, weep holes provided will create an opening. Is 25mm diameter weep hole allowable within this continuous edge protection to balance drainage requirements?	Yes, such weep holes not exceeding 25mm diameter are allowed, please refer to the seminar slides for recommended placement considerations.
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HANDRAILS

5	Are handrails required if there are 4 steps and more? In the context of parks, external area.	A handrail is required to be provided on at least one side of the flight of any staircase with more than 5 steps, in accordance with the Cl. E.3.6.1 of the Approved Document.
6	Are handrails required for 2 steps? Approved document Cl E.2.1?	

LIGHTNING PROTECTION SYSTEMS (LPS)

S/N	Participant's Feedback / Enquiry	BCA's Response
1	Will the LPS plan submission apply to project smaller than 30,000sqm?	To give industry more time to familiarise with the LPS plan submission requirements, implementation will be phased out. As a start, LPS Plan submission is applicable only for Projects with GFA \geq 30,000m ² . For projects with GFA less than 30,000m ² , LPS plan submissions will be implemented later. BCA will issue a circular, with 6 months grace period before each phase of implementation.
2	Is the LPS submission literally submitted together with Archi BP submission? If so, does it mean it falls under Archi QP scope of responsibility?	It is the responsibility of the PE(Design, Electrical) to design and submit the LPS Plans and the PE(Supervision, Electrical) to supervise the LPS building works and submit the Certificate of Supervision of Lightning Protection System. In addition, the PE (Supervision, Electrical) shall keep and maintain a copy of the LPS Test Record at the site.
3	Does engineer QP need to submit LPS submission prior to Architect QP submitting BP Plans? Or it can be submitted concurrently.	The LPS Plan will be submitted by a PE(Electrical) via CORENET X at Construction Gateway together with the BP submitted by a QP(Architect). You are not required to submit LPS Plan at Design or Piling Gateway.
4	Is there a requirement for PE(Supervision) of LPS to be separate from PE(Design) if PE(Design) is an employee of developer?	Design and Supervision PE for LPS can be the same person even if the person is an employee of the developer. The PE is expected to carry out his due diligence in the design and supervision of the LPS Building Works in accordance with the BCA Regulations and SS555.
5	For LPS PE (Design), must this PE be the same as the overall Building Electrical PE registered or can it be a separate QP engaged by the contractor solely for LPS design works only?	The PE(Design) for LPS Works need not be the same person as the PE(Design) for Building Electrical Works. However, the LPS PE(Design) must be appointed by the Developer or Builder, not the Electrical Sub-Contractor or Nominated Electrical Contractor.
6	Is the supervision PE for LPS allowed to be appointed under the Developer or the Builder?	The design and supervision PE can be appointed by the Developer or the Builder.
7	Are there any prevailing requirement for LPS to be provided for temporary works (including site hoarding, construction equipment)?	Protection of temporary building works at construction site, will come under MOM Workplace Safety & Health Act. Protection of equipment is not regulated under the BCA Building Control Regulations. The industry is recommended to adopt the design requirements under SS555 where

		applicable. For requirements that are not specified in SS555, you may seek consultation from a PE (Electrical) or LPS Suppliers for more advice.
8	Does Corenet X (CX) COP include the LPS plan submission requirements. Will IFC format be mandated for LPS system for CX?	LPS IFC-SG format will be included in CX COP. Targeted to be published in end 2025.

WIND-DRIVEN RAIN (WDR)		
S/N	Participant's Feedback / Enquiry	BCA's Response
1	How to quantify the acceptance criteria for Wind Driven Rain?	The acceptance criteria stipulate the expected performance of the various spaces within the residential development. As WDR occurrence and intensity varies, the strategies and considerations can be adopted to varying extents so long the reasonable expected performance is achieved.
2	Is there a recommended percentage opening for perforated screens to help address wind driven rain issues?	As good practice, designers should plan for an aggregate area of facade opening beyond minimum requirement prior to the inclusion of features. on this basis, percentage of opening of perforated screens and appropriate size of perforation to be adopted can be determined through simulation studies during planning stages. If on site intervention must be adopted, trial tests can be conducted to determine the optimal percentage.
3	How do we de-conflict design for WDR and the SCDF requirement for natural ventilation?	As good practice, designers should plan for a configuration with an aggregate area of facade opening beyond minimum requirements prior to the inclusion of features to mitigate WDR. In instances where the prescriptive requirements cannot be complied with, performance-based studies and other CFD simulations can be carried out to address adequacy of the ventilation design.
4	On wind driven rain, is overflow weep hole considered as a climbable hazard?	The maximum allowable diameter of the overflow weep hole is 25mm, hence it does not constitute a toehold for climbable hazard. Notwithstanding, the QP shall address any other climbability issues applicable to the safety barrier.

FINDINGS AND ISSUES FROM TOP INSPECTION AND APPLICATION

TOP/CSC APPLICATION QUERIES

S/N	Participant's Feedback / Enquiry	BCA's Response
1	During application for TOP/CSC, we need to tick TOP/CSC for LTA, FSSD, NEA and etc obtained. Nowadays LTA do not issue TOP/CSC, please advice	LTA issues CSC upon completion of works. At TOP application stage, QPs can submit LTA's DC (indicating CSC not applicable) or BP clearances in-lieu of LTA's CSC as part of TOP documentations.
2	For phased TOP, is completion of internal assessment only required before booking of TOP inspection? Last phase involve precinct/landscape area. External assessment required to be completed for earlier phase?	For phased TOP, all relevant assessments (including all internal and external assessments) for the phase must be completed before application for the TOP inspection. However, for external assessments that spreads across different phases, the CONQUAS assessments for these external works can be completed before the application for the TOP inspection for the last relevant phase. For further clarifications on a specific project basis please write in to our BCA enquiry channel via the following link: https://www2.bca.gov.sg/feedback/
3	For partial TOP how do we complete CONQUAS and QM before Partial TOP?	
4	From 1st Jun 2025, CONQUAS/QM assessment have to be completed before booking of TOP inspection. Is it only for internal assessment? What about external assessment?	For full TOP, both internal and external assessments must be completed
5	Do you have any guidelines for TOP in few phases?	For phased TOP arrangements, please reach out to us for a consultation session to discuss the project specific details.
6	Is there a need to apply for separate TOP just for covered linkway and bus stop along existing footpath before open to public? In terms of construction, it's impossible to cordon the area before open	Under BC Act, Section 12(1) of the Building Control Act it is stipulated that "no person shall occupy, or permit or cause to be occupied, any building or part of thereof where any building works have been carried out unless Commissioner of Building Control has issued a Certificate of Statutory Completion in respect of that building or that part of the building. Hence, if the covered linkway and bus stop are under the approved BP, then TOP is required before occupying it.
7	Temporary structures need to be demolished before TOP certification. If the temp structure can be safely hoarded up for demolition, can TOP inspections take place without any possible penalties?	Depending on the type of demolition works, there might additional considerations during TOP that may need BCA's assessment on a case-by-case basis. Please reach out to us early for consultation.

8	It was stated starting from 1st Jun 25, without clearing CONQUAS/QM assessments, BCA will not proceed to TOP/CSC inspection. Any condition and exceptions?	Please refer to the circular reference APPBCA-2024-20 dated 2 Dec 2024 for all necessary details. For further clarifications on a specific project basis please write in to our BCA enquiry channel via the following link: https://www2.bca.gov.sg/feedback/ .
TOP/CSC INSPECTION QUERIES		
9	Does access door to roof that are non-accessible except for maintenance only in a landed house needs to comply with Approved Doc requirements, e.g. 1 way lock and self-closing?	Yes, access control with provision of 1 way lock and self-closing mechanism are required for all maintenance areas with safety related items (headroom, fall from height etc.).
10	If roof terrace planter top of planter is 1m high from roof terrace FFL, are safety barriers still required and around edge of planters along building facade (safety hooks provided)?	A planter with 1m height from FFL meets the performance requirements of a safety barrier to prevent direct fall from height for an easily accessible roof terrace, hence additional safety barriers around the edge of planters will not be required. The provision of safety hooks for maintenance personnels pertains to workplace safety matters, please refer to MOM prevailing requirements.
11	Is a circular railing grab bar when turned upon termination considered as a toehold if its return is at 600mm high from FFL?	Yes, if the circular railing grab bar meets the definition of a climbable toehold, of which if it is located within 600 mm vertically from –(a) the finished floor level; and (b) a step; (refer to Approved Document Figure H.3.4A.1(d) for toehold dimensions requirement). If you need further clarifications, please write in to our BCA enquiry channel via the following link: https://www2.bca.gov.sg/feedback/ with the relevant sketches or photos.
12	Stair risers shall be uniform, with max. 5 mm tolerance allowed between 2 consecutive steps. So does this apply to only two steps or any consecutive steps in the same flight?	This requirement applies to any consecutive steps within the same flight.
13	Are landscaping requirements part of TOP or only necessary at CSC?	For BCA TOP clearance, completion of landscaping requirements is not a requirement unless it affects safety related requirements under the Approved Document (e.g. barrier height). However, you are encouraged to seek early DC approval from NParks as there may be specific landscaping requirements involved.

14	It was mentioned that action will be taken against future projects and development for projects that are not ready for TOP applications. Action against who? Developers, QPs or Contractors?	As mentioned in our circular dated 2nd December 2024, action may be taken against all project parties. Such actions include restriction of express TOP privileges amongst others.
15	For shops that are to be fitted out by tenants later and are hence without finishes, does BCA still require the provision of temporary ramp to mitigate the level diff. during TOP stage?	Entrances must be levelled during TOP. However, if there are fit-out works to be completed after TOP, please inform the TOP officer on the proposed mitigating measures.
SMART INSPECTIONS		
16	For projects where TOP is expected many years later (>2030), what are the key technical requirements (eg resolutions, camera/drone specs etc) which I should include in the drafting of this RFQ?	Projects should follow the prevailing guidebook for the best practices. Do feel free to approach BCA for consultation closer to the date of your project.
17	What's BCA's direction or goal on Virtual TOP/CSC? Will it become mandatory in the near future?	The aim for virtual inspection is to provide the industry an alternative means to conduct the inspection more efficiently and effectively.

CD SHELTERS

S/N	Participant's Feedback / Enquiry	BCA's Response
1	Is it possible to still do early CD shelter submission prior to TOP?	No. Our circular issued on 2 September 2024 states that the QP shall include the CD shelter submission as part of the TOP/CSC application for all landed houses built for the owners' own use from 1 Jan 2025.
2	Is the CD shelter inspection report submitted through TOP portal or through Corenet 2.0? This is for Corenet 2.0 projects.	For all landed houses built for the owners' own use, the QP shall submit the CD shelter inspection report as part of TOP/CSC application through Corenet 2.0
3	For CD shelter inspection report, why BCA make it compulsory to have a group photo to prove work is done?	A group photo is required as supporting evidence that the inspection team was physically present to conduct the commissioning tests.
4	Photo by QP to show height of HS ceiling should be from floor to ceiling right? Not the top half as shown in your slide	The photo shows the ceiling slab protection which is the setback distance required.

5	For HS in particular does it mean that no 1st HS inspection is required? Can you clarify if it's for selected projects or all projects.	Evidence-based approach for CD shelter inspection has been implemented for all landed houses built for the owners' own use since 1 January 2025. First Shelter inspection can continue for other projects.
6	For HS video inspection, shall it be conducted to all levels or 1 level is sufficient?	The videos of commissioning tests (which include light penetration, chalk mark and air-tightness tests) shall be recorded for the HS that is commissioned. Evidence-based approach for CD shelter inspection has been implemented for all landed houses built for the owners' own use since 1 January 2025.
7	For an A&A landed house works which does not involve any major works to the HS, is HS inspection still required?	If there are works that affect the HS, an HS inspection/commissioning is required.

LIFTS & ESCALATORS

FIXED INSTALLATION ("FI")

S/N	Participant's Feedback / Enquiry	BCA's Response
1	Does FI submission apply to current on-going projects?	<p>Submission of fixed Installation (FI) plans would be required if:-</p> <p>a) the FI works are carried on or after 1 July 2025; and</p> <p>b) the FI works are not part of the building works for which an application to the CBC for approval of plans of the building works was submitted before 1 July 2025.</p> <p>In projects which do not require any BP and ST (e.g. lift upgrading works), FI plans would be required if the FI works commence on or after 1 July 2025. It is a requirement that any owner who intends to carry out any major alteration or replacement (refer to as "major A/R") work to notify BCA via the Lift and Escalator Application Portal (LEAP). He is also required to indicate a date in LEAP for the suspension of operation of the FI and the commencement of major A/R works. BCA would</p>

		consider the suspension of operation of the FI as commencement of FI works.
2	Can I confirm that Travellators are excluded for FI submissions?	Travellator, or moving walks, are considered as escalators. Hence, they are also subject to the requirements of the Building Control (Fixed installation) Regulations (refer to as "FI Regs").
3	For FI submission, will it be part of design gateway or construction gateway under Corenet?	For CoreNet X, FI plans are required to be submitted under the independent submission gateway. Please take note that plan approval will need to be obtained from BCA before FI works can commence on site.
4	FI submission can be Architect or only engineer.	FI plan must be submitted by a Specialist Professional engineers (SPE) registered with the Professional Engineer Board (PEB) under the lift and escalator ("L&E") discipline.
5	The QP mentioned in the FI application is referring to architect QP or M&E QP?	
6	For FI, if my building is only carrying up a upgrading for an FI, no other works, can the FI Contractor undertake to engage his own QP/PE for submission?	The QP (who is an SPE) may be appointed by the FI owner, the appointed licensed builder (if other building works are involved) or the FI contractor.
7	Is home lift considered must apply under FI act after 1 July?	Home lift is also an FI and is subject the requirements of FI Regs.

ESCALATOR		
8	Does 1m barrier requirement applies to escalator?	<p>According to SS626:2017, the vertical height from the step surface to the top of the handrail shall be not less than 0.9 m and not exceed 1.10 m</p> <p>Please note that the barrier at the escalator landing shall be at least 100mm above the handrail level and positioned between 80 mm and 120 mm from the outer edge of handrail. Please refer to Figure A.2 of Annex A of SS626:2017 for more details.</p>
SHELTER ACCESS TO LIFT MOTOR ROOM		
9	What is the rationale on the requirement of providing sheltered walkway/access to (lift) motor room as shared earlier?	This is a requirement specified in SS550 (Singapore standard for lifts). It was proposed to shelter and protect the maintenance personnel on their way to the motor room, particularly under inclement weather conditions, when they are activated to maintain the lift or conduct emergency rescue.

OTHER QUERY		
S/N	Participant's Feedback / Enquiry	BCA's Response
1	Where can I download the presentation slides?	<p>Please download the presentation slides from the links below:</p> <p>[AM Session] https://go.gov.sg/bcappt25-am</p> <p>[PM session] https://go.gov.sg/bcappt25-pm</p>