

An MND Statutory Board

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To: Building Owners

For enquiry, please contact:

Building Resilience Group (#10-01)

Tel: 1800 3425 222 (1800-DIAL-BCA)

or use our Online Feedback Form at:

<https://www2.bca.gov.sg/feedback/>

REMINDER ON REGULAR INSPECTION AND MAINTENANCE OF BUILDINGS TO ENHANCE SAFETY

Objective

This circular reminds building owners to ensure their buildings are maintained in a safe condition, particularly as the buildings age, and the importance of regular self-inspections beyond the statutory inspection regimes.

Background

2 Recent incidents, including dislodged suspended installations due to concrete deterioration, have highlighted recurring vulnerabilities in buildings, especially at peripheries and zones exposed to wind-driven rain and weathering. Moisture ingress can hasten carbonation within concrete, leading to spalling and can compromise the durability of structural elements and weaken the integrity of supports for suspended installations. This deterioration is particularly prevalent in buildings 30 years or older, which require heightened vigilance and more frequent checks. Building owners must implement preventive measures to ensure the safety of both occupants and visitors of their buildings.

Off-Cycle Self-Inspections

3 While the Periodic Structural Inspection (“**PSI**”) and Periodic Façade Inspection (“**PFI**”) regimes provide a foundation for maintenance inspections, building owners are reminded to ensure regular self-inspections, in addition to PSIs and PFIs, are conducted especially for buildings that are 30 years or older. At this age, buildings are more susceptible to deterioration, particularly in moisture-prone or weather exposed areas. These self-inspections help detect early warning signs and mitigate issues before they escalate into safety incidents or costly repairs.

Proactive Maintenance and Resources Available

4 In addition to conducting regular self-inspections, building owners are reminded to carry out proactive regular maintenance of their buildings. The Building and Construction Authority (“**BCA**”) has published the Good Practice Guide for Design, Installation and Maintenance of Building Fixtures, along with past advisories (see [Annex A](#)), offering practical guidance for the upkeep of building elements, including suspended installations, fixtures, and fittings. These resources outline good design and maintenance practices that can help extend service life and improve safety of buildings.

5 Building owners are reminded of their responsibility to ensure their buildings remain safe at all times, regardless of the statutory inspection cycle. Early intervention through routine maintenance is often more cost-effective and significantly reduces the risk of failure.

Maintenance Responsibilities and Consequences of Lapses

6 Neglecting timely maintenance can result in safety hazards and serious consequences. Where preventable incidents lead to injury or damage, building owners may face legal or regulatory action, compensation claims, potential insurance complications, and reputational harm. To mitigate such risks, building owners are reminded to carry out regular inspections and maintenance to address defects promptly, cooperate with professionals during checks, and maintain proper records of all maintenance activities.

Clarification

7 Please bring the contents of this circular to the attention of your members. For further clarification, you may submit your enquiry through BCA's Online Feedback Form at <https://www2.bca.gov.sg/feedback/> or call us at 1800 342 5222.

Yours faithfully,



ER. RICKY NAGATIE
DIRECTOR
STRUCTURAL ASSESSMENT AND TECHNOLOGY DEPARTMENT
BUILDING AND CONSTRUCTION AUTHORITY
for COMMISSIONER OF BUILDING CONTROL

Annex A - Publication and Past Advisories Related to Design, Installation and Maintenance of Suspended Ceilings

[18 March 2015: Advisory on Good Practices for Design and Installation of Suspended Ceiling Works](#)

[30 November 2018: Reminder on Good Practices for Design and Installation of Suspended Ceiling Works](#)

[1 June 2021: Advisory on Good Practices for the Inspection and Maintenance of Suspended Ceilings](#)

[1 March 2022: \(Publication on\) Good Practice Guide for Design, Installation and Maintenance of Building Fixtures](#)

[04 September 2023: Reminder on Good Design and Maintenance Practices for Suspended Ceilings](#)