

Regulatory Updates on Building Plan Requirements

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BUILDING PLAN & MANAGEMENT GROUP

OUTLINE

- 01** General Observations on Common Building Plan Non-Compliances (BP & CD)
- 02** General Observations on Common Lodgement Non-Compliances
- 03** Approved Document Updates
- 04** Plan Submission Requirements for Lightning Protection System
- 05** Compliance to Building Control (Environmental Sustainability) Regulations

INSIGHTS ON BUILDING PLAN SUBMISSION DATA 2025

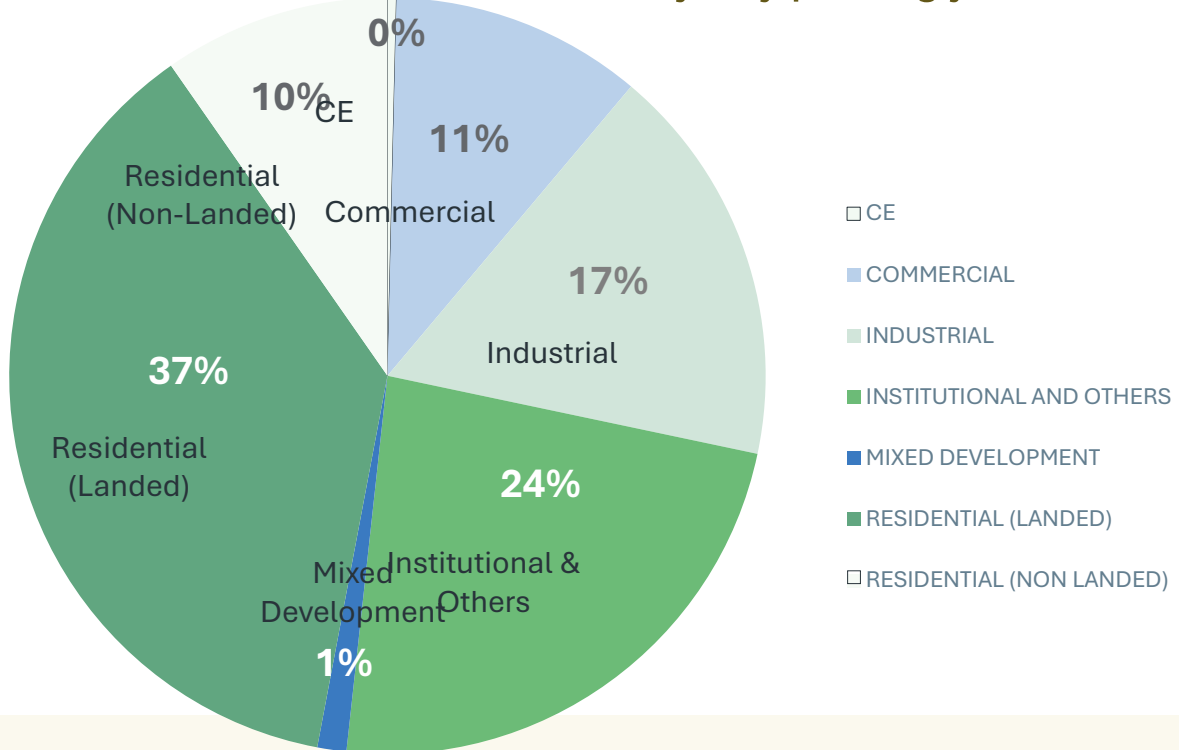
No. of BP submissions
Approx. **4000**

No. of QP(BP)
Around **793**
with at least 1 BP submission

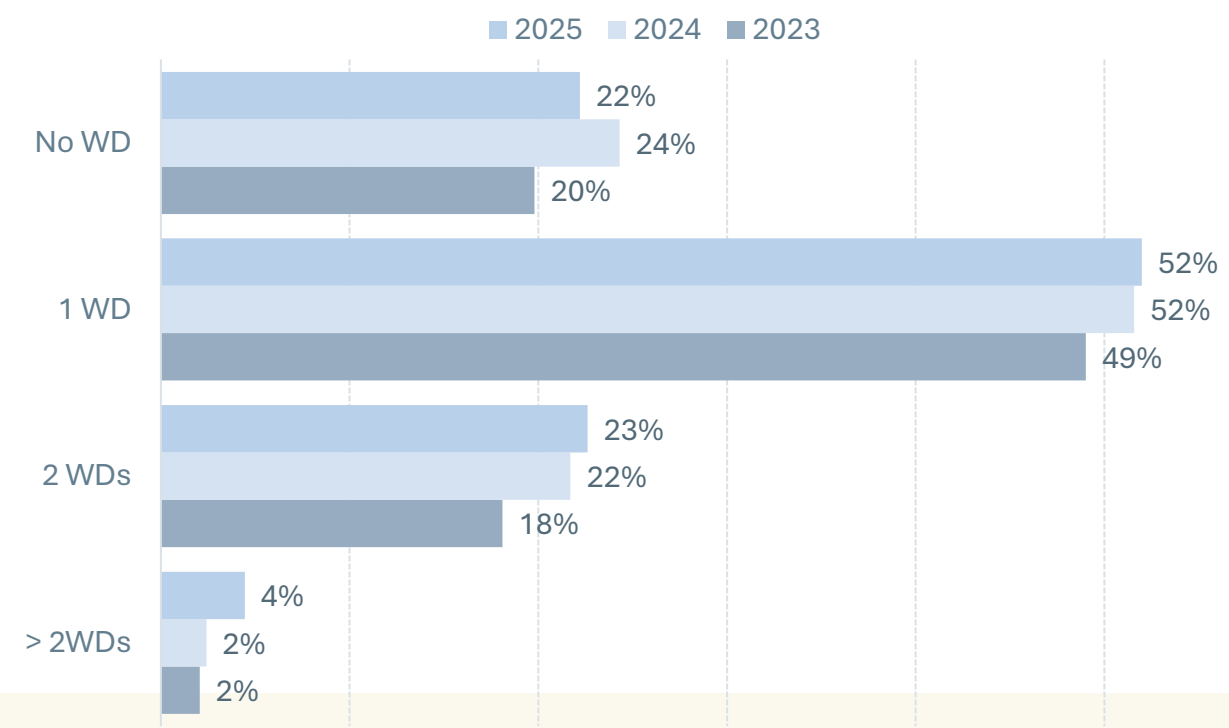
Observation

- More than 70% of BP submissions are approved after ≤1 WD
- Practitioners & Regulators to collectively strive towards approval with lesser or no WDs

Distribution of BP by Typology

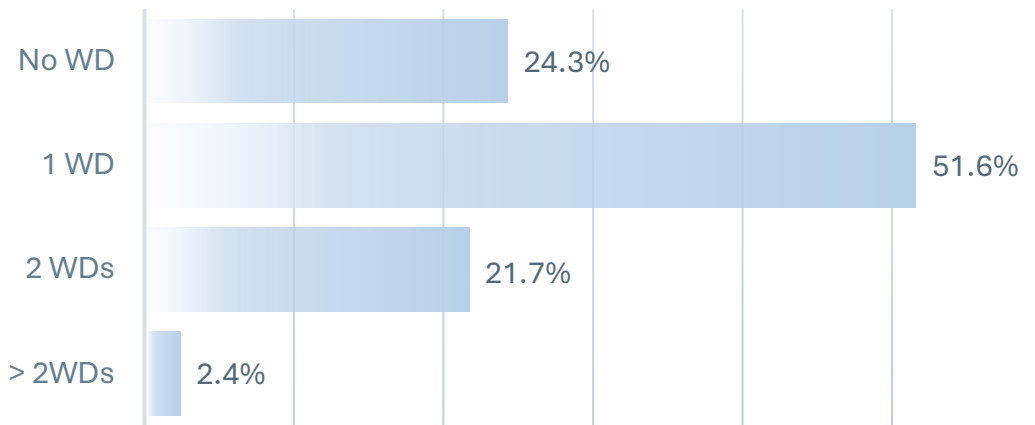


BP Submission Approval Iterations

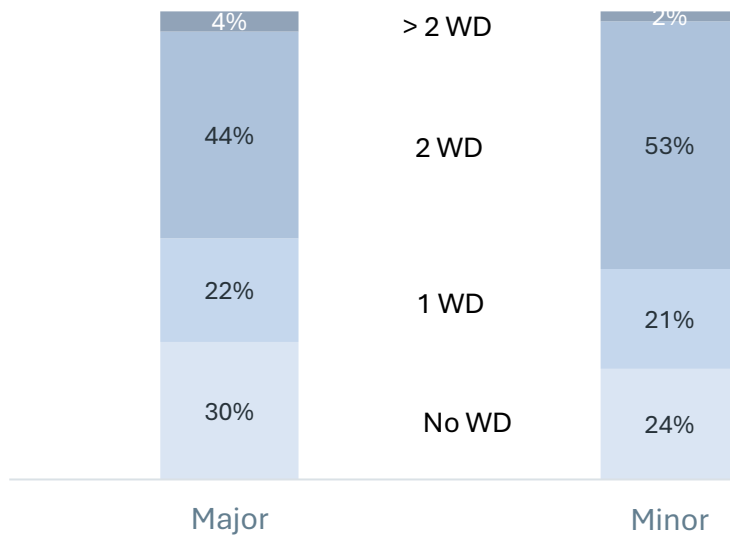


INSIGHTS ON BUILDING PLAN SUBMISSION DATA 2025

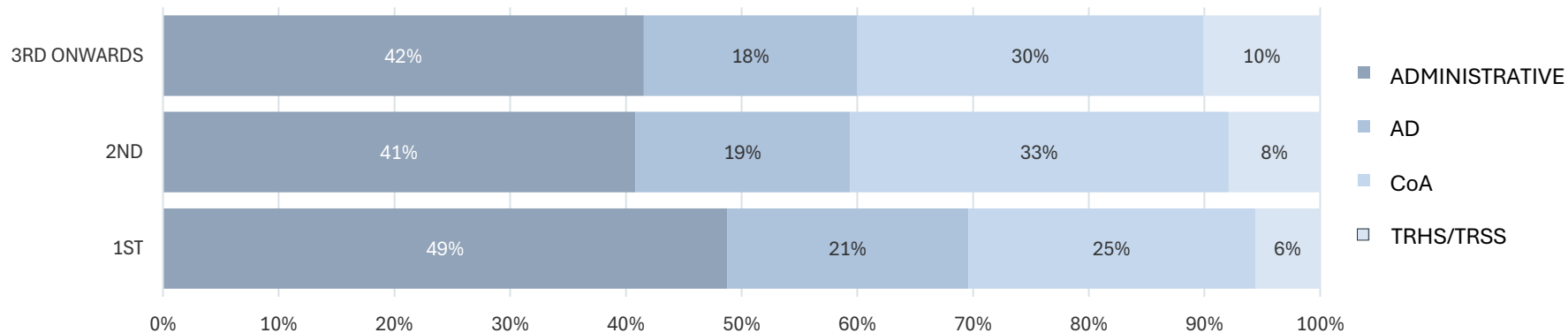
BP Submission Approval Iterations



WD Iterations vs Project Size



WD Iterations vs Clause Category



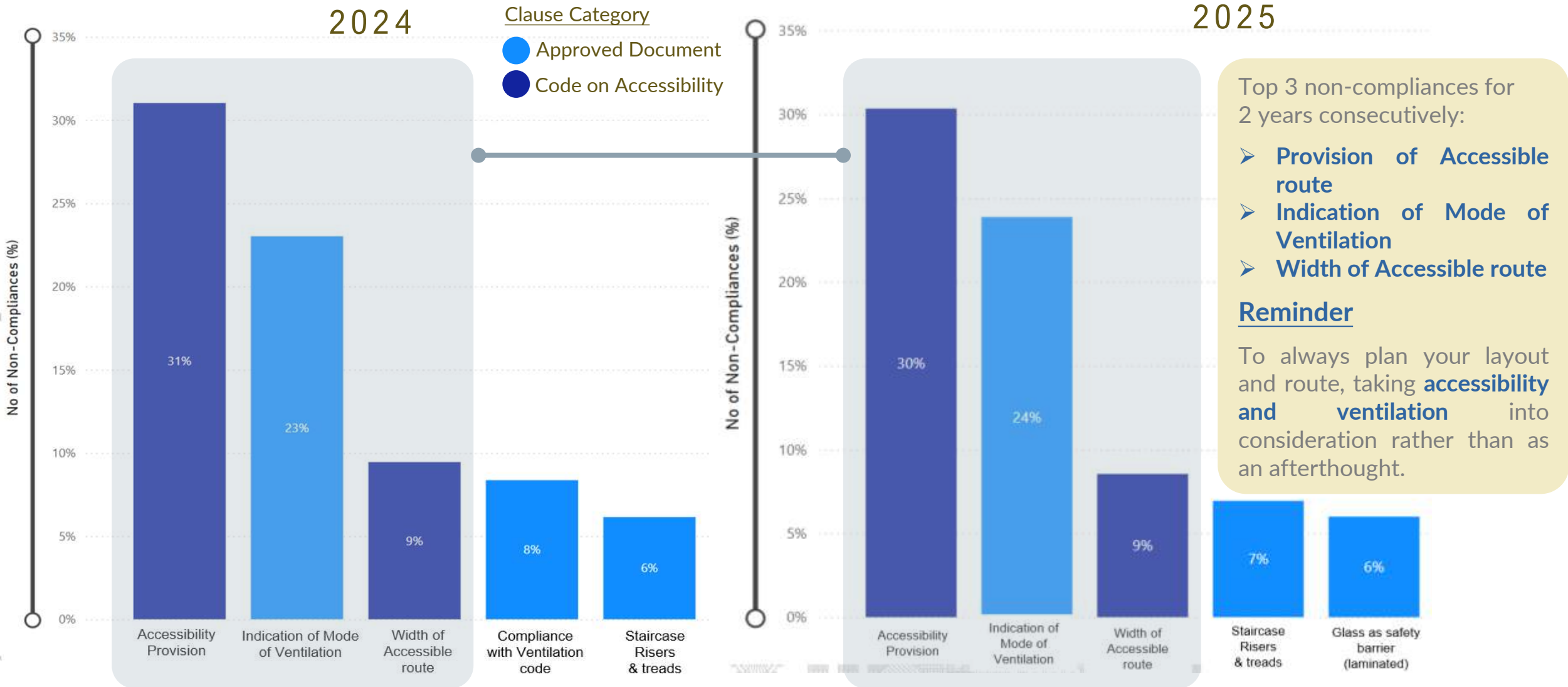
Observation

- The distribution of WD iterations is consistent between major (SGFA > 3,000m²) and minor projects (SGFA ≤ 3000m²)
- **Administrative non-compliances** remain high (close to 50%) despite multiple rounds of WD iterations

Reminder

To ensure documents submitted are complete, accurate plan fee computation/payment, plan submission is in accordance with CP 83 and complete with required details for approval.

BREAKDOWN OF NON-COMPLIANCES BY CLAUSE



COMMON BP & CD NON-COMPLIANCES OBSERVED IN 2025

CODE ON ACCESSIBILITY

Clause	Description
2.1.1	All areas or levels must be made accessible for persons with disabilities and other intended users, including employees, visitors and the public, in accordance with the requirements of this Code.
4.2.1	Width of accessible routes, corridors and paths

APPROVED DOCUMENT

Clause	Description
G.2.1	Ventilation shall be adequately provided in a building for its intended occupancy.

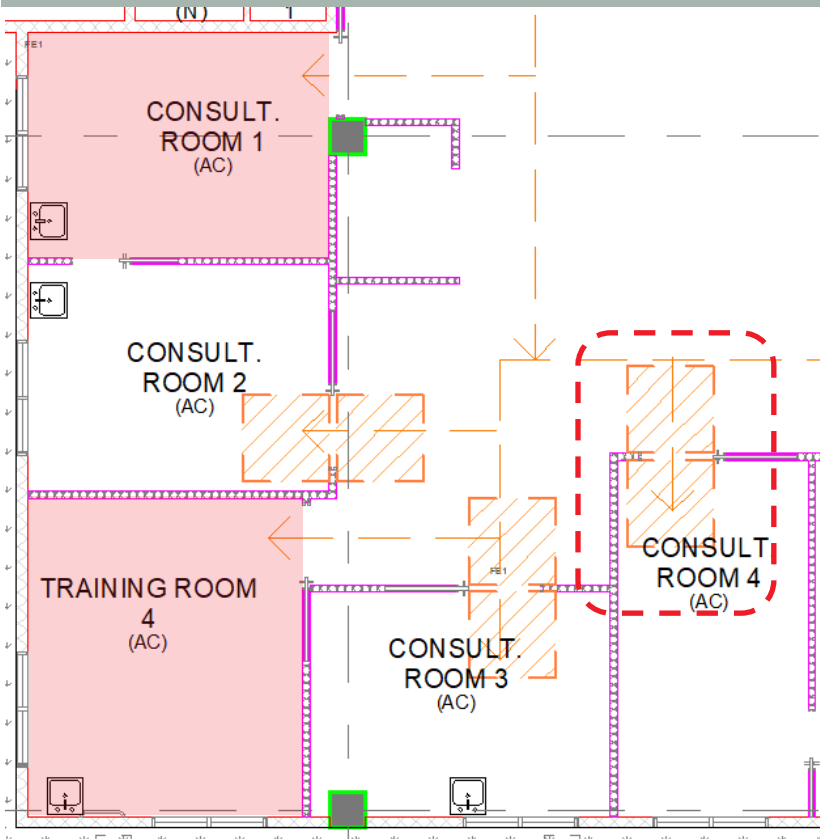
TECHNICAL REQUIREMENTS FOR STOREY SHELTERS

Clause	Description
2.12.1(e)	No other openings shall be permitted in each S/C SS compartment except for the two ventilation sleeves, which are placed in closed position, and the required MV opening.
2.12.2	S/C SS doors at shelter entrance

ACCESSIBLE ROUTE PROVISION

CODE ON ACCESSIBILITY Clause 2.1.1

Clause	Description
2.1.1	All areas or levels must be made accessible for persons with disabilities and other intended users, including employees, visitors and the public, in accordance with the requirements of this Code.

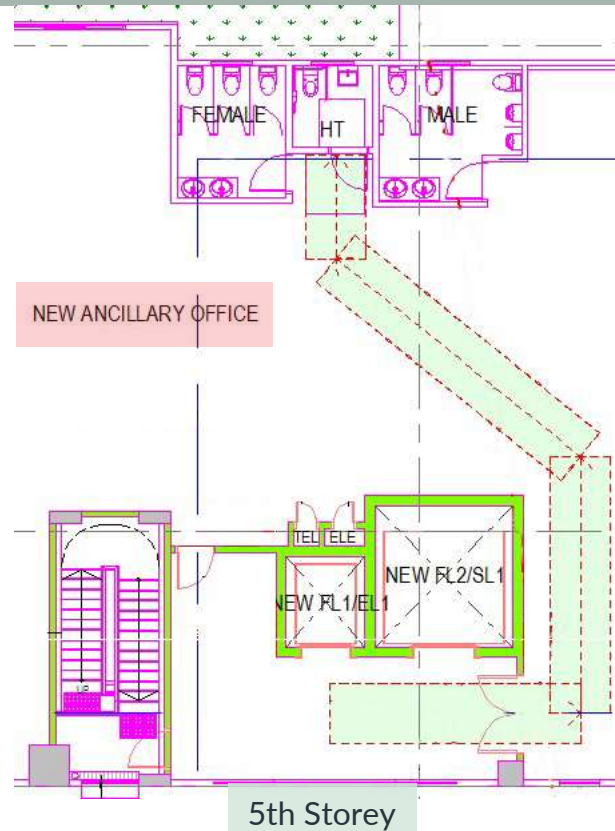
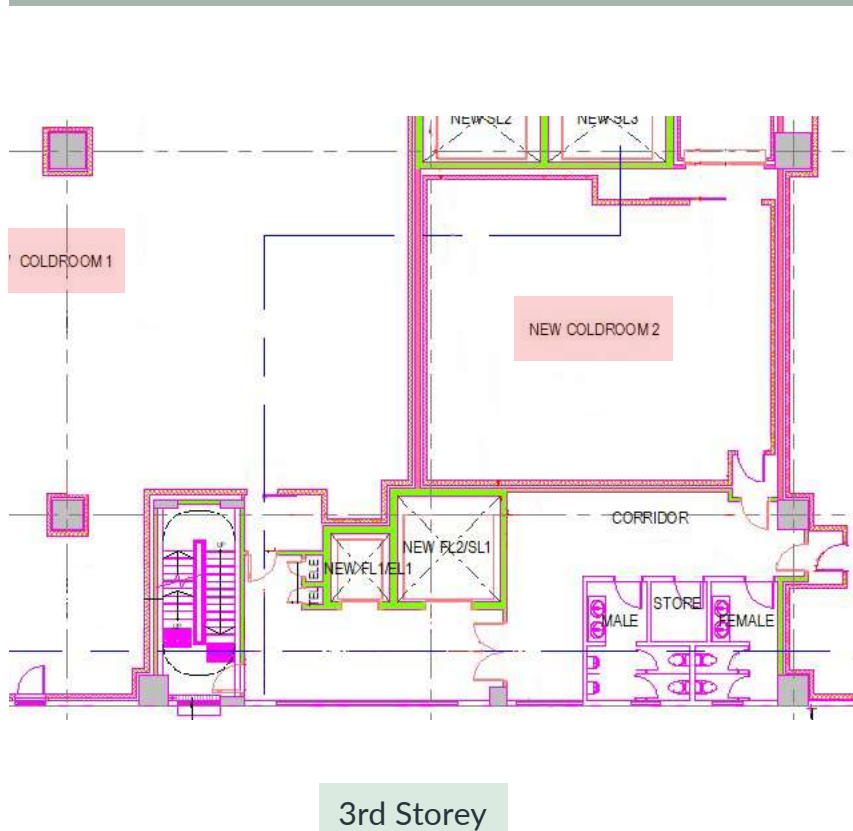


- ✓ **ALL Consult & Training Rooms to be provided with accessibility**
 - **Manoeuvring spaces** to be provided on both sides of door
 - Sliding door: 1200x1200mm clear floor space and 300mm clear space from leading door edge
 - **Accessible route** cannot be shown to rooms if doors are not accessible (**all rooms must still be made accessible**)

ACCESSIBLE ROUTE PROVISION

CODE ON ACCESSIBILITY Clause 2.1.1

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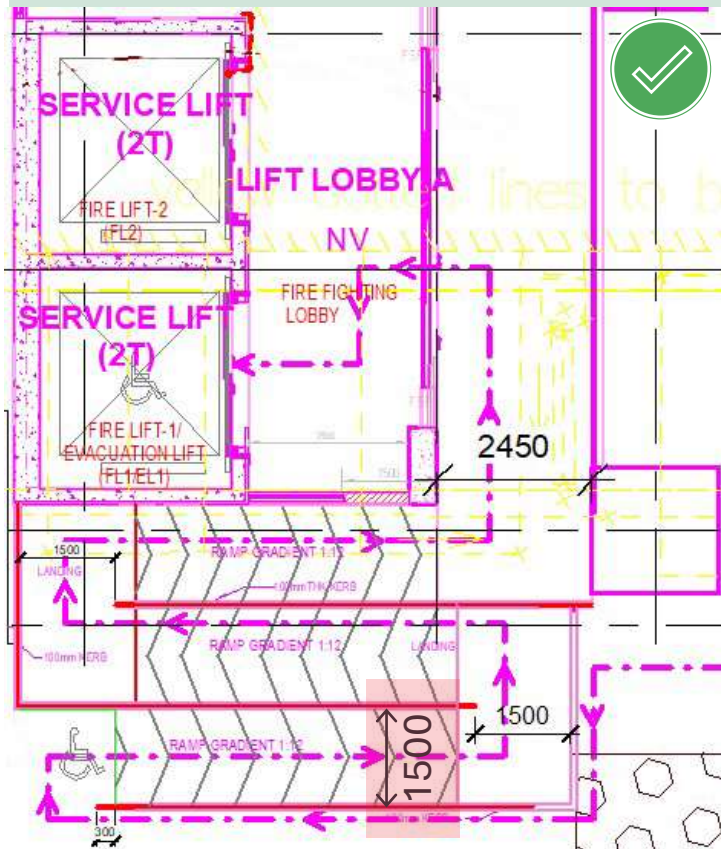
Factory / Warehouse (2019 Code)

- ✗ **Coldrooms:**
Accessibility not required
- ✓ **Ancillary office:**
Accessibility required
- Accessibility only **exempted** for **ancillary office** in developments handling **chemicals, toxic materials and potentially explosive compounds**

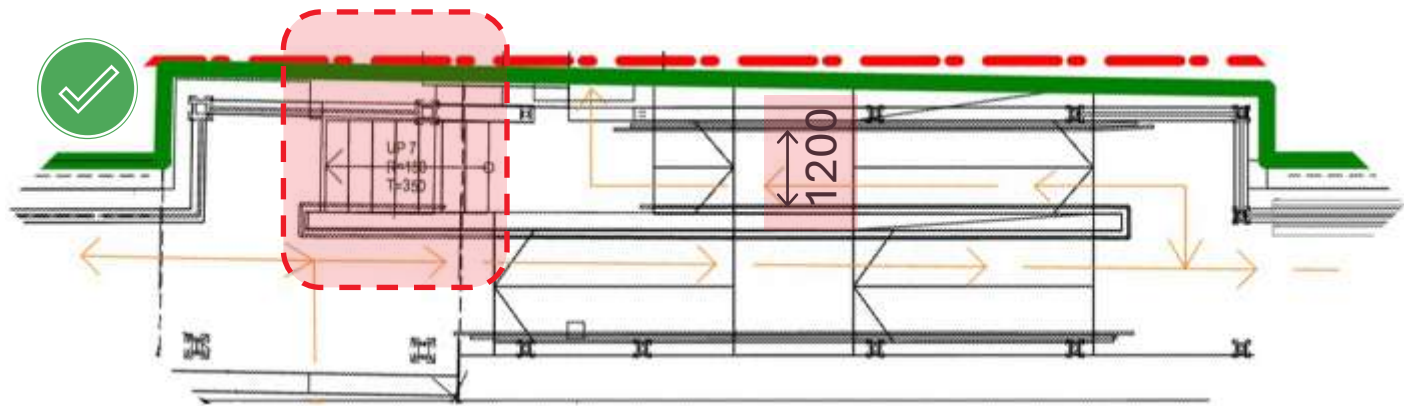
ACCESSIBLE ROUTE WIDTH

CODE ON ACCESSIBILITY Clause 4.2.1

Clause	Description
4.2.1	Width of accessible routes, corridors and paths



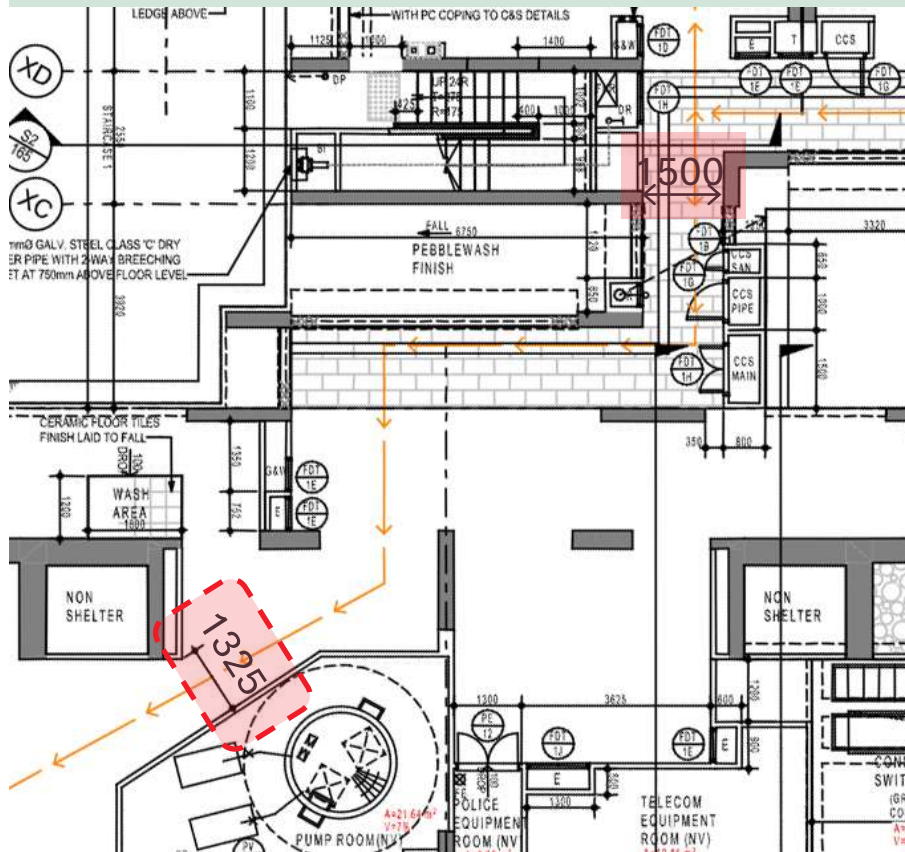
1500/1800mm clear ramp width in accordance to Table 3
 unless
 Alternative stepped approach provided adjacent to ramp and total rise does not exceed 1200mm
 ➤ 1200mm clear ramp width acceptable



ACCESSIBLE ROUTE WIDTH

CODE ON ACCESSIBILITY Clause 4.2.1

Clause	Description
4.2.1	Width of accessible routes, corridors and paths

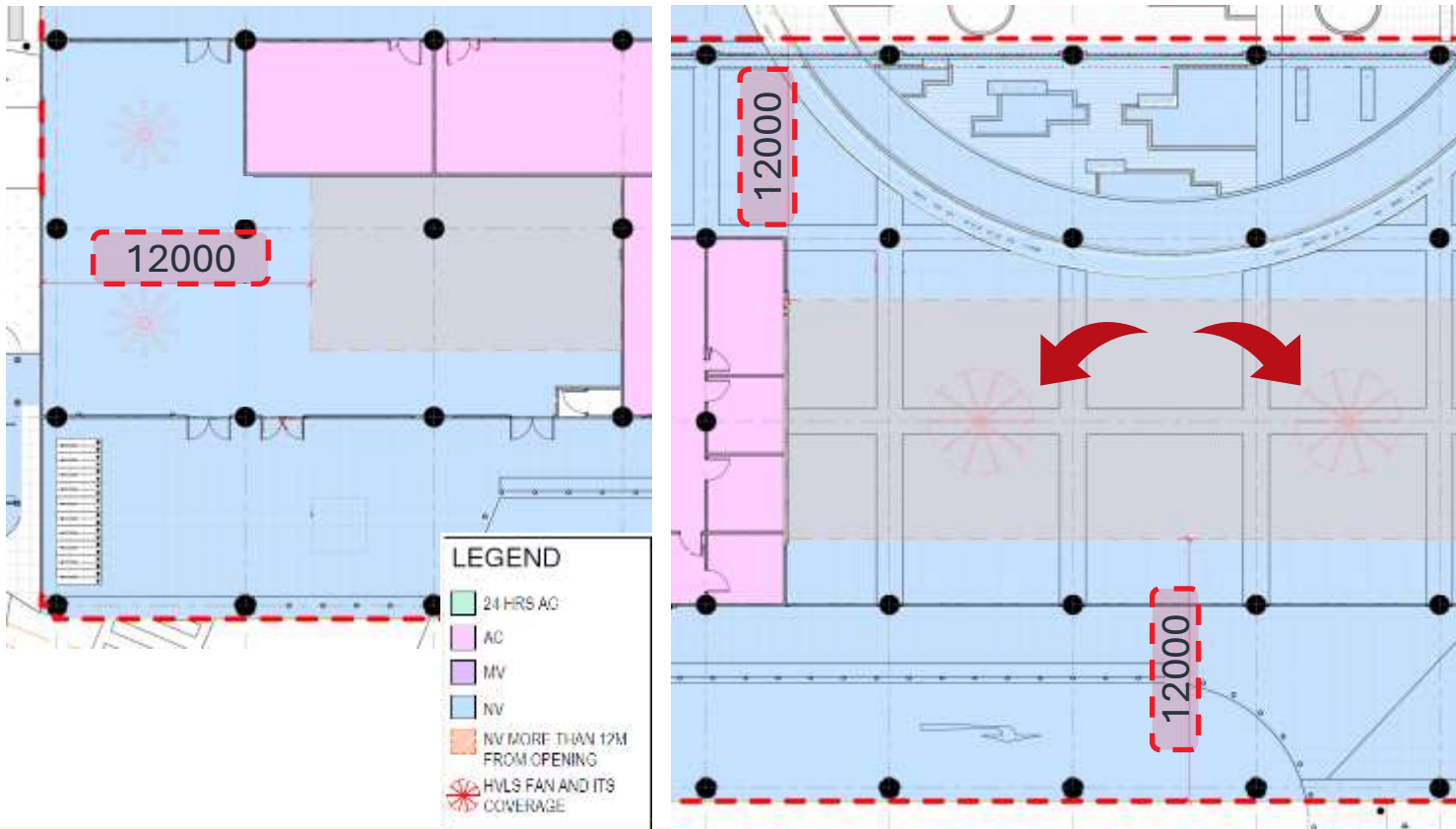


- **Primary accessible routes** are shown by route marking on plan
- **ALL areas along the primary accessible routes** must meet the minimum 1500/1800mm width for the respective building types

MODE OF VENTILATION

APPROVED DOCUMENT Clause G.2.1

Clause	Description
G.2.1	Ventilation shall be adequately provided in a building for its intended occupancy.

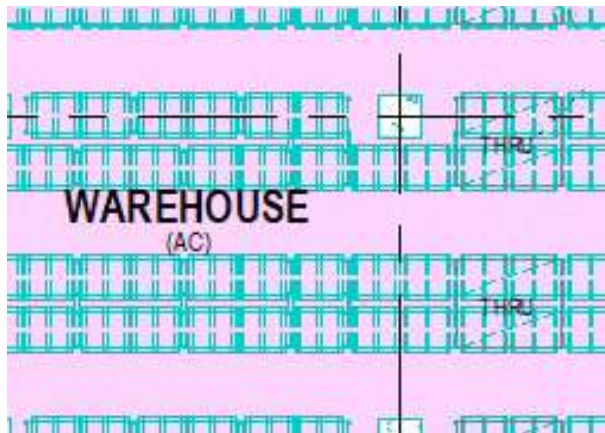


- **Natural ventilation** *cannot* be provided to areas >12m from window/opening
 - **Non-compliant** if shown on plan
- Provision of **recirculating fans** is **not an Acceptable Solution** as it does not draw in fresh air
 - **NV space provided with mechanical assistance** (e.g. jet fans/HVLS fans), supplemented with **CFD reports** demonstrating performance compliance to SS553 on ventilation rates, *can* be considered as **Alternative Solution** (subject to approval)

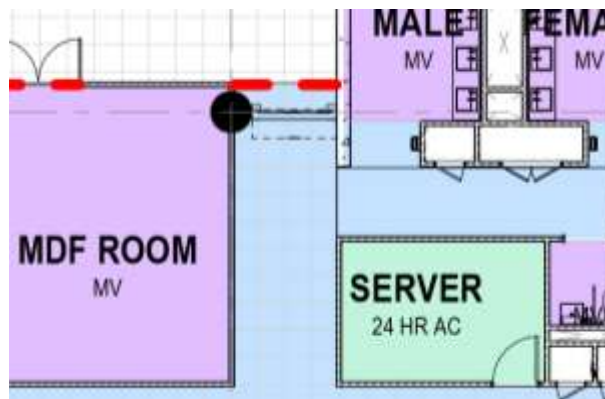
MODE OF VENTILATION

APPROVED DOCUMENT Clause G.2.1

Clause	Description
G.2.1	Ventilation shall be adequately provided in a building for its intended occupancy.



Warehouse



Note:

- **Fresh air vents** *must* be provided to all air-conditioned areas
- **Basic/Standard air-conditioning units** do *not* cater for fresh air intake

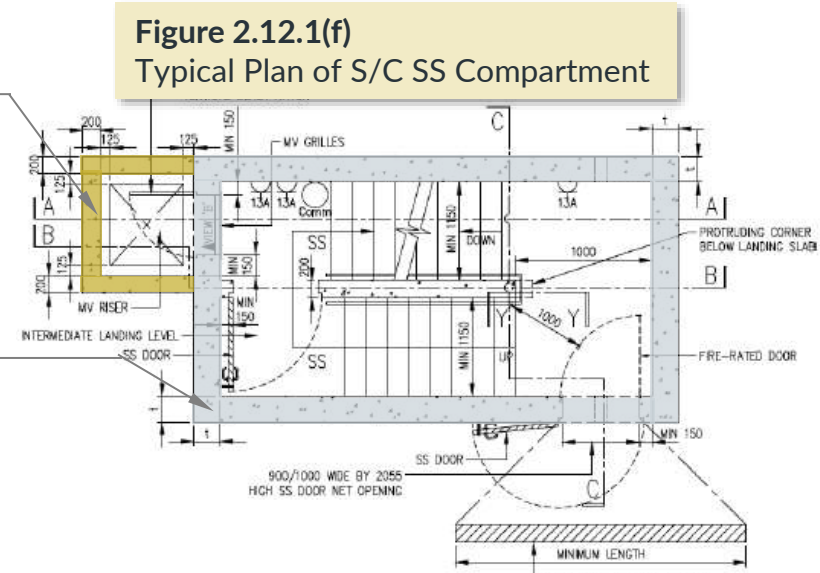
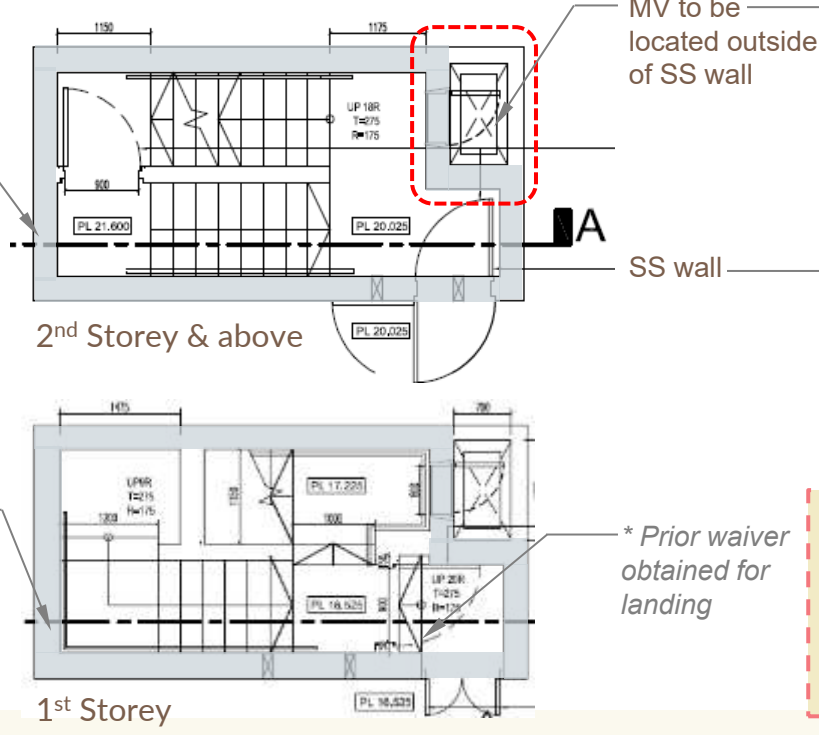
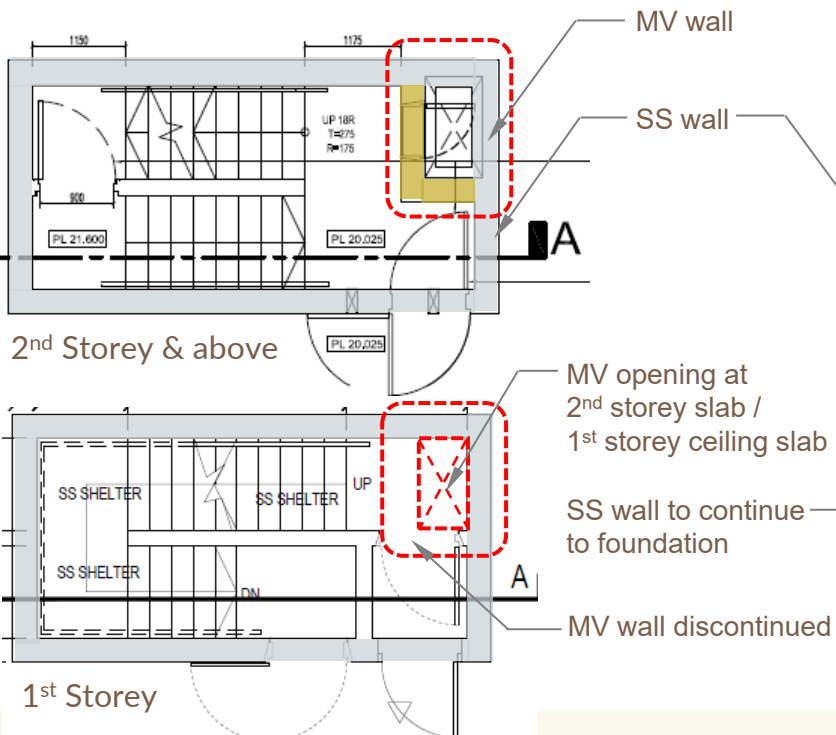
OPENINGS WITHIN SS

TECHNICAL REQUIREMENTS FOR STOREY SHELTERS Clause 2.12.1(e)

Clause	Description
2.12.1(e)	No other openings shall be permitted in each S/C SS compartment except for the two ventilation sleeves, which are placed in closed position, and the required MV opening.

✗ MV located within SS

✓ MV located outside SS (No openings in SS)

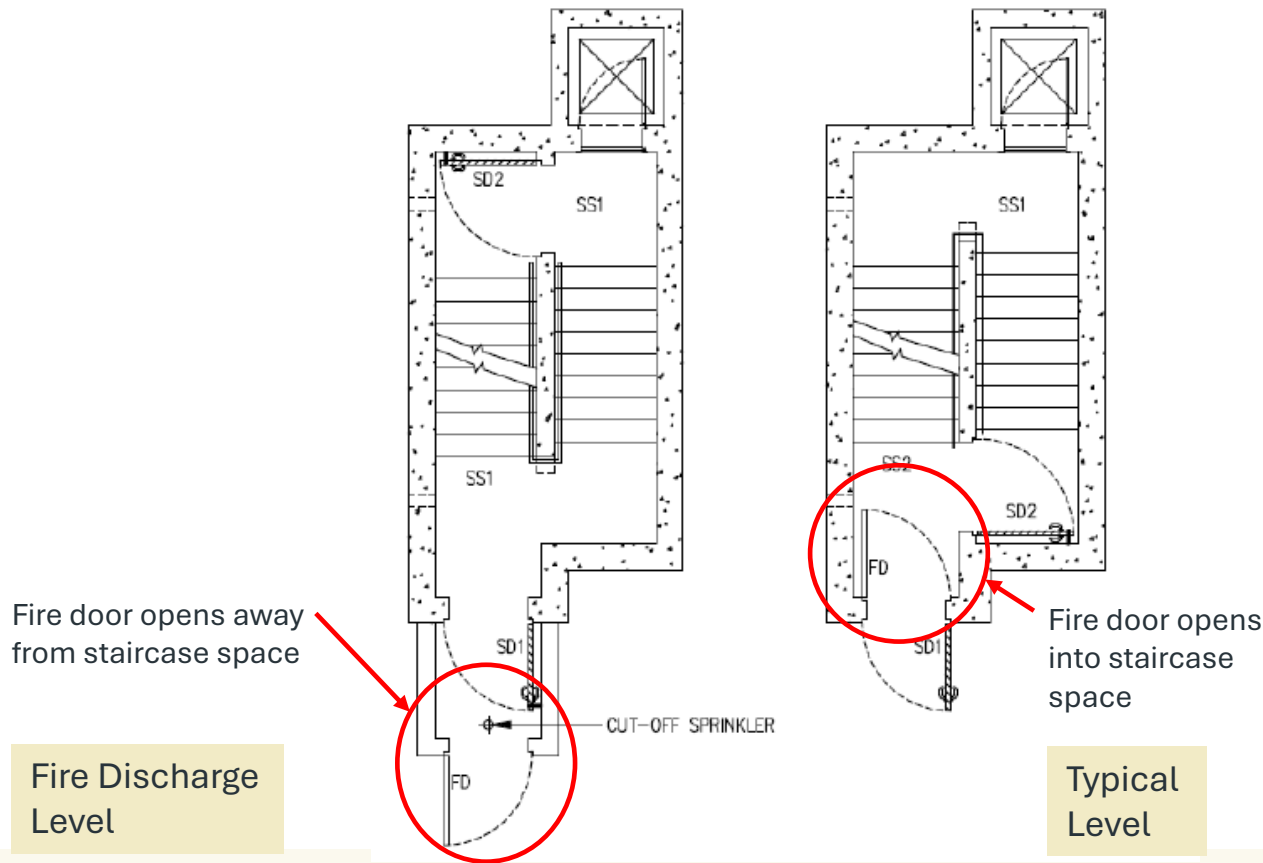


The proposed MV opening at SS slab differs from typical design details, resulting in operational challenges and reduced robustness of SS system.

FIRE DOOR AT SS ENTRANCE

TECHNICAL REQUIREMENTS FOR STOREY SHELTERS Clause 2.12.2

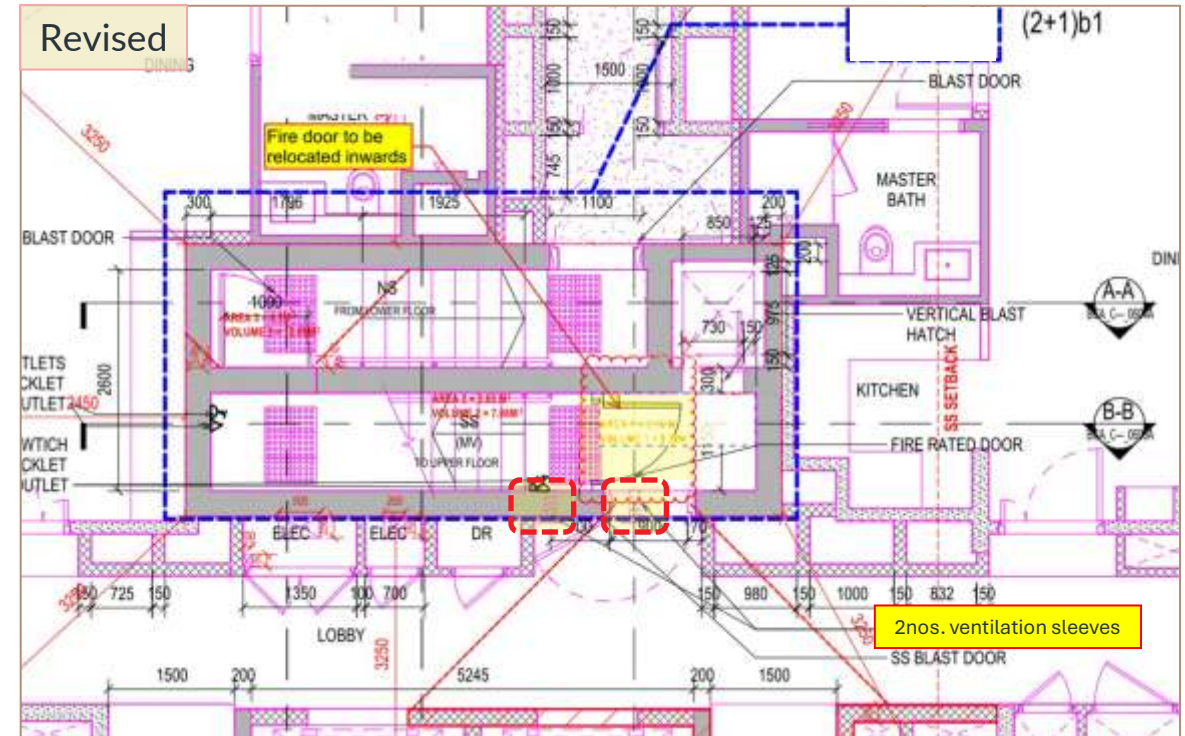
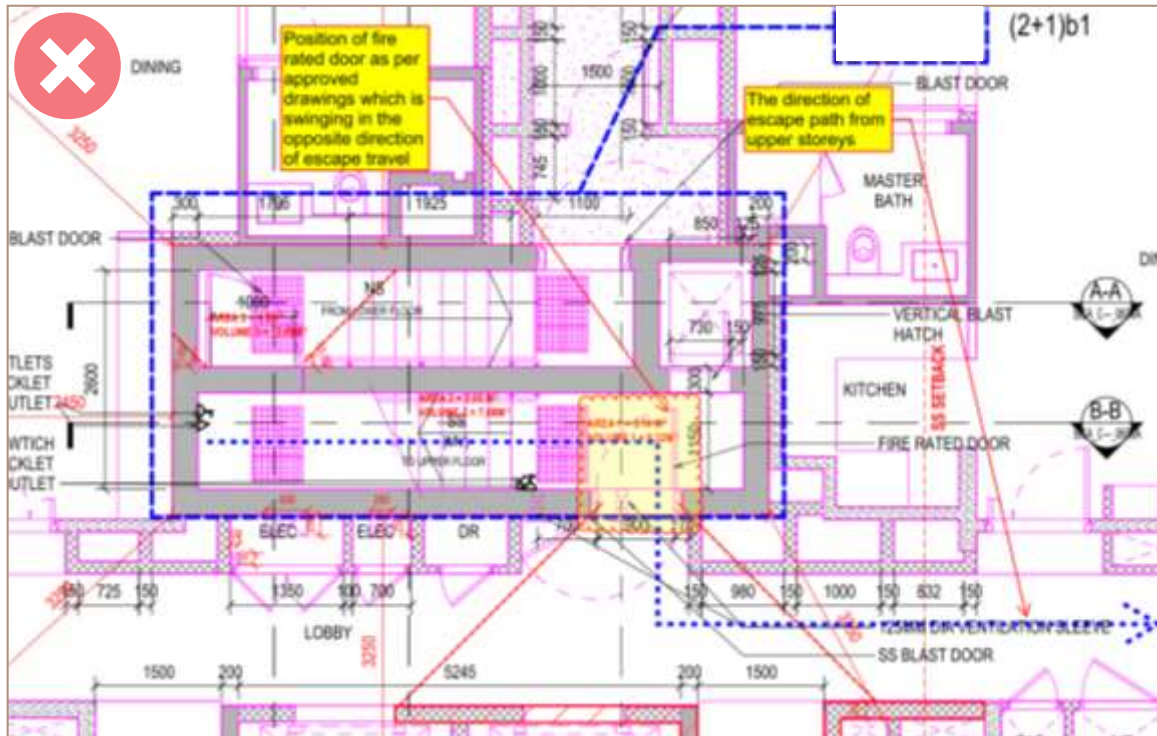
Clause	Description
2.12.2	S/C SS doors at shelter entrance



- Fire Discharge Level**
- Fire door at SS entrance to open away from staircase, so as to be opening **in the direction of exit travel**
- Typical Level**
- Can be designed to open **into staircase**

FIRE DOOR AT SS ENTRANCE

TECHNICAL REQUIREMENTS FOR STOREY SHELTERS Clause 2.12.2



Original Proposal

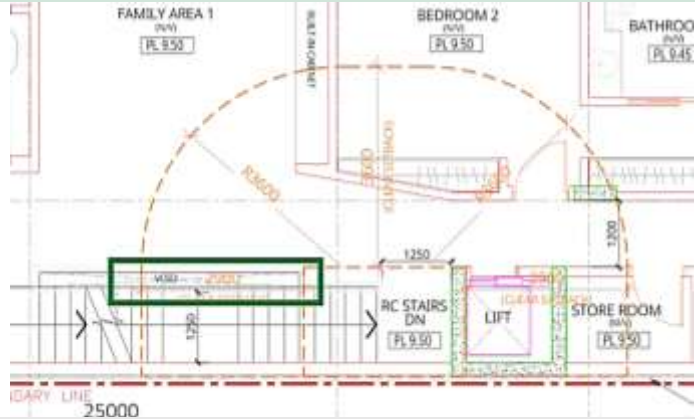
- Fire door at fire discharge level opening into staircase

Revised Proposal

- Relocate fire door inside staircase such that fire door can open outwards
- *Resulted in abortive works*
 - New RC wall inside staircase
 - Provision required for air flow to SS compartment (peacetime) as well as SS space behind fire door (wartime)

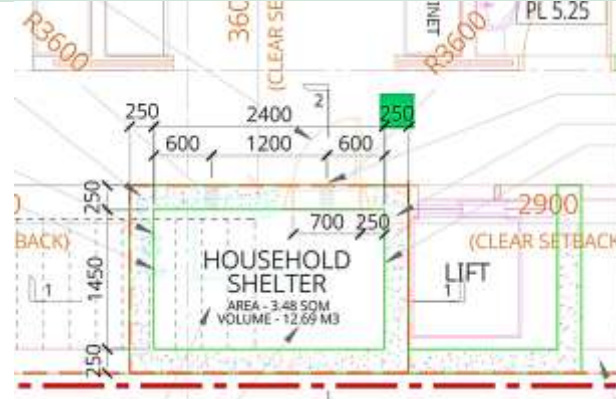
COMMON LODGEMENT NON-COMPLIANCES OBSERVED IN 2025

Project Type	Submission Status	Non-Compliances	Audit Decision
Proposed New Erection of a 2-Storey Envelope Control Semi-Detached Dwelling House with an Attic	Written Direction	BP: HS requirements – Voids, lift core and skylight within setback distance	Convert to plan application
Proposed Additions & Alterations of an Existing 3-Storey Intermediate Terrace Dwelling House	Approved	ST: Not meeting lodgment criteria – 3 nos. 168mm(Dia) 15m(L) jacked-in steel pipe pile WITHOUT mitigation measure provided	Rescind Lodgment acknowledgment letter



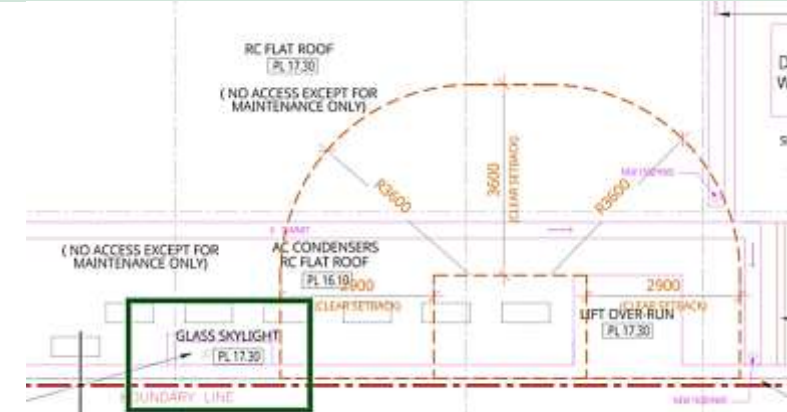
Void beside staircase

- Setback distance follows **height of staircore**



Shared HS wall with lift core

- Additional 50mm thickness



Skylight within setback

- Not acceptable

COMMON LODGEMENT NON-COMPLIANCES OBSERVED IN 2025

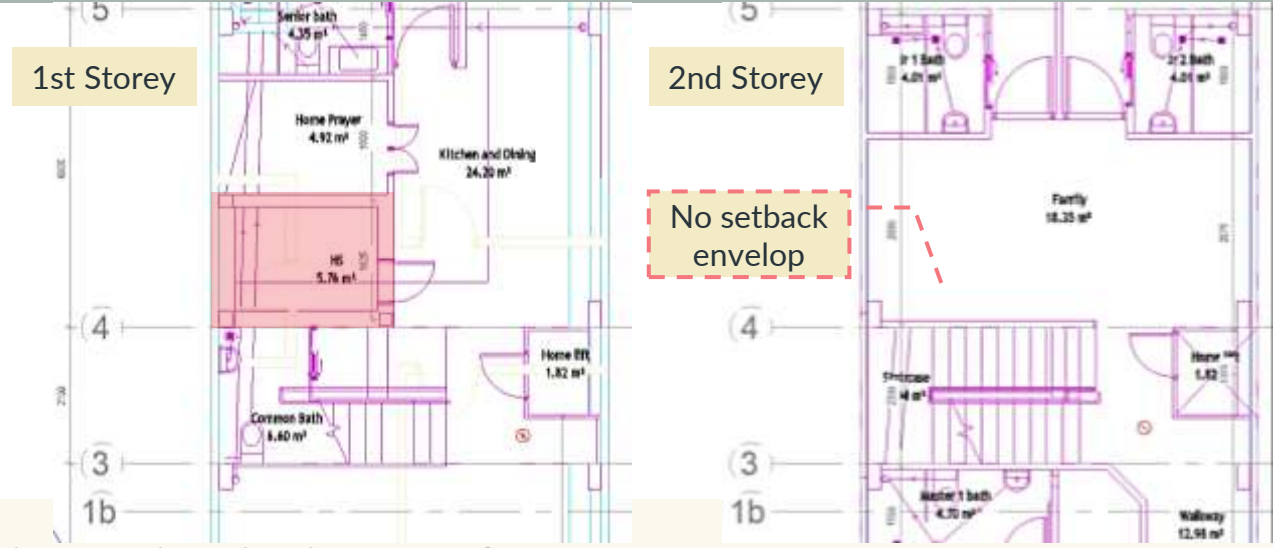
Project Type	Submission Status	Non-Compliances	Audit Decision
Proposed Addition and Alteration to Existing 2-Storey Envelope Control Detached Dwelling House with Swimming Pool	Written Direction	ST: Technical comments – Design consideration on heavy RC roof top	Convert to plan application
Proposed New Erection of a 2-Storey Envelope Control Intermediate Terrace with Mezzanine and Attic	Written Direction	ST: Not meeting lodgment criteria – Excavation >2m deep	Convert to plan application
Proposed Reconstruction of an Existing Single Storey to a 3-Storey with Attic Intermediate Terrace Envelope Control Dwelling House	Written Direction	BP: Plan fee computation incorrect, HS setback envelop not shown on plan	Convert to plan application

BCA Total Amount Due: SGD 450.00

BCA Payment Reason 1: Submission scheme: Lodgement | Above sub-level SGFA/Area of Plan View for non-type 1 building(s): 0.00 m² | Above sub-level SGFA/Area of Plan View for type 1 building(s): 512.17 m² | Does your project involve type 1 building? Yes (SGD 450.00)

QP declared landed house as Type 1 building

➤ \$450 plan fee paid, instead of \$900



APPROVED DOCUMENT UPDATES

Updates to the Approved Document Ver 7.08 apply to to all projects submitted to the Commissioner of Building Control (CBC) for approval on or after 01 Oct 2025.

UPDATED SECTIONS

B STRUCTURAL DESIGN AND CONSTRUCTION

K LIFTS

L LIGHTNING PROTECTION

STRUCTURAL DESIGN AND CONSTRUCTION

SECTION B

B.3.3 STRUCTURAL DESIGN

B.3.3.1 The design of the building structures shall comply with the following Standards –

Types of Loads	When adopting Eurocodes
(a) Reinforced and prestressed concrete structures	<ul style="list-style-type: none"> i. Design of concrete structures – SS EN 1992. ii. Design Guide for Use of Headed Bars to Eurocode 2.
(b) Fastenings for use in concrete	<ul style="list-style-type: none"> i. Design of concrete structures – Design of fastenings for use in concrete – SS EN 1992-4. ii. Practical Guide for Post-Installed Reinforcement.

B.3.7 CONSTRUCTION MATERIALS

B.3.7.1 Construction materials shall comply with the following Standards –

Types of Loads	When adopting Eurocodes
(m) Post-installed Reinforcement , anchors and fastenings for use in concrete	<ul style="list-style-type: none"> i. Code of practice for the selection and installation of post- installed anchors in concrete and masonry – BS 8539. ii. Design of concrete structures – Design of fastenings for use in concrete – SS EN 1992-4. iii. Practical Guide for Post-Installed Reinforcement.

LIFTS

SECTION K

K.1 OBJECTIVE

K.1.1 The objectives of paragraphs K.2.1, ~~K.2.2, K.2.3 and K.2.4~~ are is to provide a convenient means of vertical transportation. ~~and to protect people from injury while using the lifts or escalators.~~

K.2 PERFORMANCE REQUIREMENT

~~K.2.1 Lifts and escalators shall—
a) move people safely; and
b) not produce excessive acceleration or deceleration.~~

K.2.1 A building comprising 5 or more storeys (including the ground level and any basement level) ~~must shall~~ be provided with ~~at least one or more~~ passenger lifts.

~~K.2.2, K.2.3, K.2.4
K.3.1, K.3.2, K.3.3, K.3.4~~

To align with objective and performance requirement for lifts in Building Control (Amendment No. 2) Regulations 2025

LIGHTNING PROTECTION

SECTION L

Expanding the definitions for greater clarity

L.1 OBJECTIVE

L.1.1 The objective of paragraph L.2.1 is to protect a building **against physical damage caused by lightning strike** ~~from the direct effects of lightning strike~~ and to protect its occupants from the risk of lightning current being discharged through the building.

L.2 PERFORMANCE REQUIREMENT

L.2.1 A lightning protection system **must shall** be capable of protecting the building **against lightning strike** and **its** protecting the occupants **of the building from being exposed to any lightning current that is discharged through that building.** ~~from the effects of lightning strike.~~

L.3 ACCEPTABLE SOLUTION

L.3.1 The requirement in paragraph L.2.1 is deemed to be satisfied if the lightning protection system

- a) is designed and installed in accordance with **Part 1, Part 2 and Part 3 of SS 555 - Code of Practice for Singapore Standard for Protection Against Lightning;** and
- b) **is of a minimum level of Class III lightning protection system as described under SS 555 – Protection Against Lightning.**

LIGHTNING PROTECTION SYSTEM

PLAN SUBMISSION REQUIREMENTS

IMPLEMENTATION DATE

To give industry more time to familiarize with the LPS plan submission requirements, implementation will be **rolled out in phases**.

As a start, with effect from **1 April 2026**, where developers are required to obtain Commissioner of Building Control (“Commissioner”) approval of plans for the proposed **building works** and no such plans have been submitted to the Commissioner before 1 April 2026, developers of –

- (a) proposed developments with **gross floor area of 30,000m² or larger**, and
- (b) for which **LPS building works** are carried out **on or after 1 April 2026**

must obtain Commissioner’s approval of LPS Plans (where applicable) before carrying out the LPS building works.

LIGHTNING PROTECTION SYSTEM

PLAN SUBMISSION REQUIREMENTS

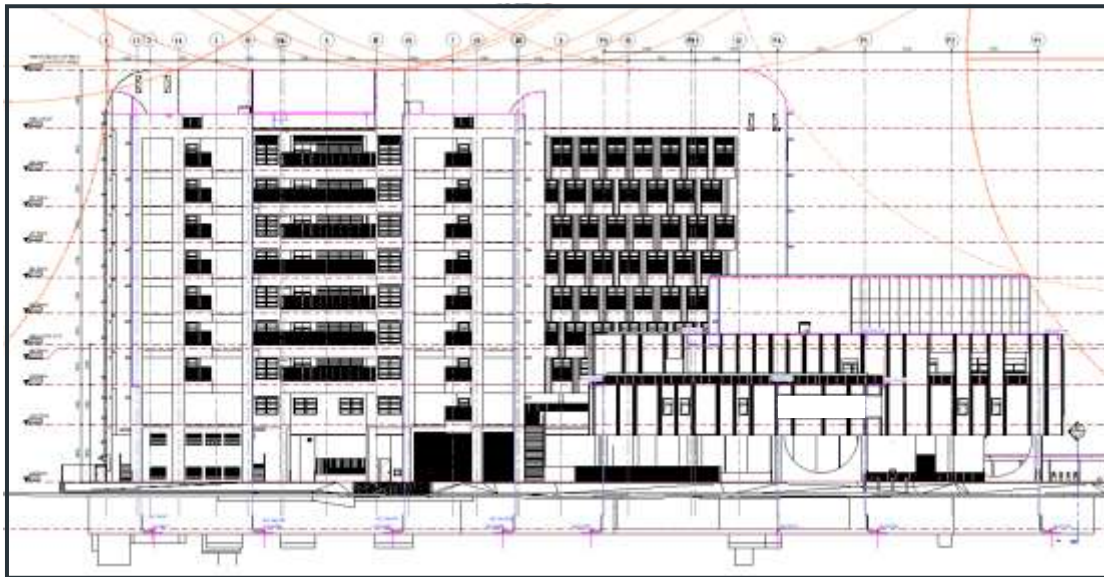
LPS 2D PLAN & 3D Model

BIM Requirement (mandatory)

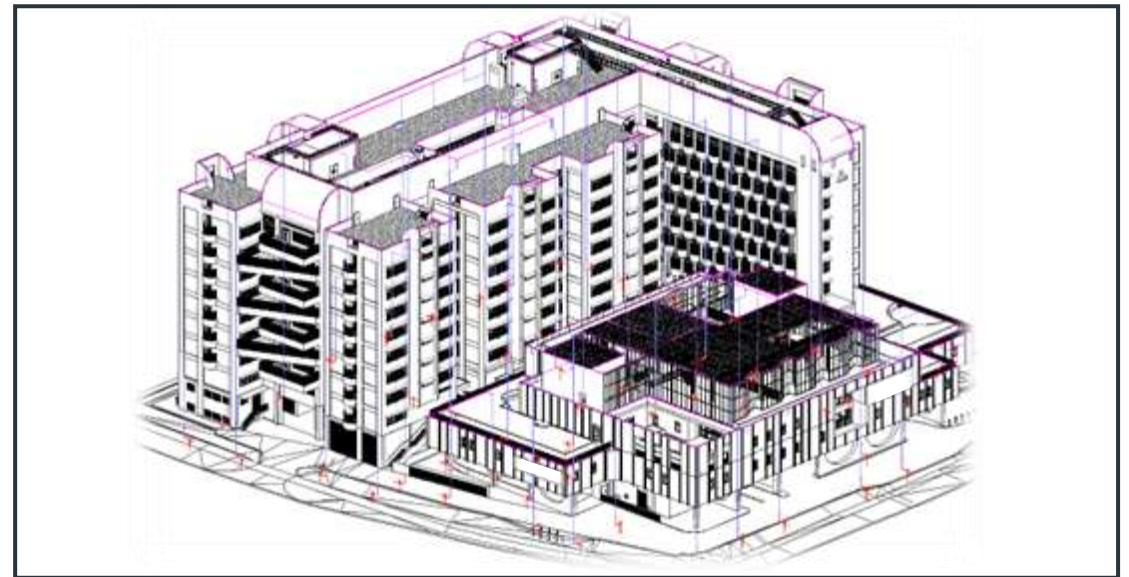
2D LPS plans can be submitted in **lightweight BIM format (eg .dwg or .dxf)**

3D .ifc Model (voluntary)

Project teams interested in 3D submissions can also consult BCA on submitting in **IFC-SG format (eg .ifc)**



Lightweight BIM Format



IFC-SG Format

LIGHTNING PROTECTION SYSTEM

PLAN SUBMISSION REQUIREMENTS

INFORMATION TO BE SHOWN IN LPS 2D PLANS

CREATE / FIRST PLAN SUBMISSION

MAJOR PROJECT 1 SHEET of 8
CG APPLICATION Project Ref No.: A1234-A0068-2026 E-Submission No. : NA
BUILDING AND CONSTRUCTION AUTHORITY
APPROVED UNDER SECTION 5 / SECTION 5A OF BUILDING CONTROL ACT (CAP 29)
<p>BCA ENDORSEMENTS:</p> <p>I, <u>PE_NAME</u> , HEREBY CERTIFY, SUBJECT TO ANY WAIVER/MODIFICATION GRANTED UNDER SECTION 6A OF THE BUILDING CONTROL ACT (CAP 29), THAT -</p> <ul style="list-style-type: none"> a) THE PREPARATION OF THESE LPS PLANS ARE IN ACCORDANCE WITH THE BUILDING CONTROL REGULATIONS;AND b) THE LPS WORKS SHOWN ON THESE PLANS ARE IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING CONTROL REGULATIONS AND THE ACCEPTABLE SOLUTIONS IN THE APPROVED DOCUMENT.

SUBSEQUENT / AMENDMENT PLAN SUBMISSION

MAJOR PROJECT 1 SHEET of 8
CG APPLICATION Project Ref No.: A1234-A0068-2026 E-Submission No. : ES20260808-60028-CG02 (AMENDMENT PLAN TO ES20260808-60028-CG01)
BUILDING AND CONSTRUCTION AUTHORITY
APPROVED UNDER SECTION 5 / SECTION 5A OF BUILDING CONTROL ACT (CAP 29)
<p>BCA ENDORSEMENTS:</p> <p>I, <u>PE_NAME</u> , HEREBY CERTIFY, SUBJECT TO ANY WAIVER/MODIFICATION GRANTED UNDER SECTION 6A OF THE BUILDING CONTROL ACT (CAP 29), THAT -</p> <ul style="list-style-type: none"> a) THE PREPARATION OF THESE LPS PLANS ARE IN ACCORDANCE WITH THE BUILDING CONTROL REGULATIONS;AND b) THE LPS WORKS SHOWN ON THESE PLANS ARE IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING CONTROL REGULATIONS AND THE ACCEPTABLE SOLUTIONS IN THE APPROVED DOCUMENT.

COMPLETION / RECORD PLAN SUBMISSION

MAJOR PROJECT 1 SHEET of 8
CG APPLICATION Project Ref No.: A1234-A0068-2026 E-Submission No. : ES20271010-80038-BC01 (RECORD PLAN TO ES20260808-60028-CG02)
BUILDING AND CONSTRUCTION AUTHORITY
APPROVED UNDER SECTION 5 / SECTION 5A OF BUILDING CONTROL ACT (CAP 29)
<p>BCA ENDORSEMENTS:</p> <p>I, <u>PE_NAME</u> , HEREBY CERTIFY, SUBJECT TO ANY WAIVER/MODIFICATION GRANTED UNDER SECTION 6A OF THE BUILDING CONTROL ACT (CAP 29), THAT -</p> <ul style="list-style-type: none"> a) THE PREPARATION OF THESE LPS PLANS ARE IN ACCORDANCE WITH THE BUILDING CONTROL REGULATIONS;AND b) THE LPS WORKS SHOWN ON THESE PLANS ARE IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING CONTROL REGULATIONS AND THE ACCEPTABLE SOLUTIONS IN THE APPROVED DOCUMENT.

Note: Please indicate the E-Submission Number on the 2D plans during resubmission once the number is generated by the Submission Portal . If the E-submission Number is not available because the plans have not been submitted for the first time (e.g. Create), you may enter "NA".

ENVIRONMENTAL SUSTAINABILITY

COMPLIANCE TO BUILDING CONTROL (ENVIRONMENTAL SUSTAINABILITY) REGULATIONS

QPs are reminded to accurately declare projects under the GLS programme in all CORENET and Green Mark (GM) submissions, and comply with the **mandatory higher GM standard**.

Applicable Areas	Land Sold Date (Date of Award for GLS programme)			
	5 May 2010 to 29 Jun 2022	1 Sep 2014 to 29 Jun 2022	30 Jun 2022 to 1 Dec 2022	2 Dec 2022 onwards
Woodlands Regional Centre		GM Gold ^{Plus}	GM Platinum SLE with Maintainability Badge	
Punggol Eco-town		GM Gold ^{Plus}	GM Platinum SLE with Maintainability Badge	
Jurong Lake District	GM Gold ^{Plus}		GM Platinum SLE with Maintainability Badge	GM Platinum SLE with Maintainability, Whole Life Carbon Badge, and Intelligence Badge
Marina South	GM Platinum (Part of Marina Bay)		GM Platinum SLE with Maintainability Badge	GM Platinum SLE with Maintainability, Whole Life Carbon Badge, and Health & Wellbeing Badge
Marina Bay	GM Platinum		GM Platinum SLE with Maintainability Badge	
Downtown Core (including areas within the CBD located next to Marina Bay)	GM Gold ^{Plus}		GM Platinum SLE with Maintainability Badge	
Paya Lebar Central	GM Gold ^{Plus}		GM Platinum SLE with Maintainability Badge	
Kallang Riverside	GM Gold ^{Plus}		GM Platinum SLE with Maintainability Badge	
All GLS Sites			GM Platinum SLE with Maintainability Badge	



Thank You



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