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No. S 905

BUILDING CONTROL ACT 1989

BUILDING CONTROL (AMENDMENT) REGULATIONS 2022

In exercise of the powers conferred by section 49 of the Building Control Act 1989, the Minister for National Development makes the following Regulations:

Citation and commencement

1. These Regulations are the Building Control (Amendment) Regulations 2022 and come into operation on 1 March 2023.

Amendment of regulation 2

2. In regulation 2 of the Building Control Regulations 2003 (G.N. No. S 666/2003) (called in these Regulations the principal Regulations) —

(a) after the definition of “retaining wall”, insert —

““safety barrier integrated with a window” means a barrier —

(a) that is put in place to prevent a person from falling from a height where there is a vertical drop of 1,000 millimetres or more; and

(b) that is integrated with a window;”;

(b) after the definition of “site formation works”, insert —

““standardised design” means an acceptable solution specified in the Approved Document as the standardised design;”;

(c) in the definition of “supervising qualified person”, replace the full-stop at the end with a semi-colon; and

(d) after the definition of “supervising qualified person”, insert —

““window” does not include any feature that is a safety barrier integrated with a window.”.

Amendment of regulation 41C

3. In regulation 41C(1) of the principal Regulations, replace “any other requirement in these Regulations” with “the requirements in this Part”.

New regulation 41DA

4. After regulation 41D of the principal Regulations, insert —

“Replacement or reinstatement of safety barrier integrated with a window by approved window contractor, etc.

41DA.—(1) A person who desires to replace or reinstate a safety barrier integrated with a window —

- (a) for or in connection with the replacement or reinstatement of a railing, balustrade or similar barrier constructed of any material other than non-laminated glass, using the same material, design and fixing details; or
- (b) in a residential building in accordance with the standardised design,

must engage an approved window contractor or a builder for the replacement or reinstatement.

(2) Subject to paragraph (3), a person must not carry out a replacement or reinstatement mentioned in paragraph (1) unless —

- (a) the person is a trained window installer who has completed the Module on Replacement and Reinstatement of Safety Barriers Integrated with Windows that is approved by the Authority; or

(b) the person does so under the supervision and guidance of a trained window installer who has completed the Module on Replacement and Reinstatement of Safety Barriers Integrated with Windows that is approved by the Authority.

(3) A trained window installer must not replace or reinstate, or supervise and guide the replacement or reinstatement of, a safety barrier integrated with a window in the circumstances mentioned in paragraph (1) unless he is one of the following of an approved window contractor or a builder engaged under paragraph (1):

- (a) a director;
- (b) a partner;
- (c) the sole proprietor;
- (d) an employee.

(4) Any person who contravenes paragraph (1), (2) or (3) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$5,000 or to imprisonment for a term not exceeding 6 months or to both.”.

Amendment of regulation 41E

5. In regulation 41E of the principal Regulations —

- (a) in paragraph (1), after “regulation 41D”, insert “or appointed to replace or reinstate a safety barrier integrated with a window under regulation 41DA”;
 - (b) in paragraph (1), replace “relating to the safety of windows and any other requirement in these Regulations” with “and the requirements in this Part”;
 - (c) in paragraph (1A), after “windows”, insert “or appointed under regulation 41DA(1) to carry out the reinstatement or replacement of a safety barrier integrated with a window”;
- and

(d) in paragraph (1A), replace “replacement or modification works” with “replacement, modification or reinstatement works”.

Amendment of First Schedule

6. In the First Schedule to the principal Regulations, after paragraph 2, insert —

“2A. Replacement or reinstatement of a safety barrier integrated with a window in a residential building that is carried out in accordance with the standardised design.”.

*[G.N. Nos. S 598/2004; S 549/2005; S 478/2007;
S 495/2007; S 54/2008; S 250/2008; S 643/2008; S 4/2011;
S 591/2012; S 665/2013; S 287/2016; S 443/2017;
S 709/2017; S 808/2018; S 101/2020; S 695/2020;
S 579/2022]*

Made on 22 November 2022.

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Ministry of National Development,
Singapore.*

[MND/Infra/BCA/Legislation/Building Control Regulations;
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(To be presented to Parliament under section 52 of the Building Control Act 1989).