

BCA - Plan Approval Processes, Submission Requirements and TOP/CSC under the Building Control Act

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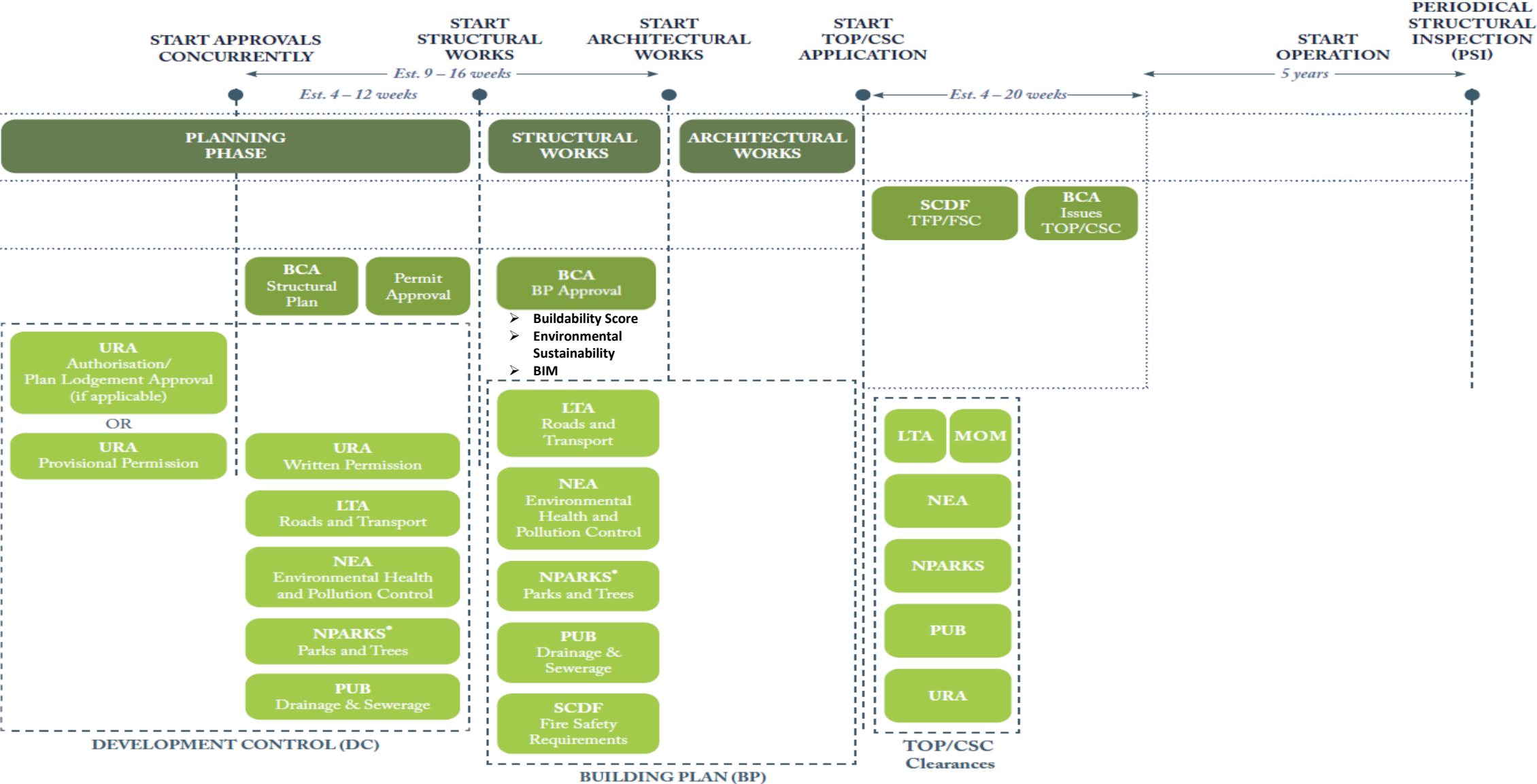


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Building Control Framework and Processes

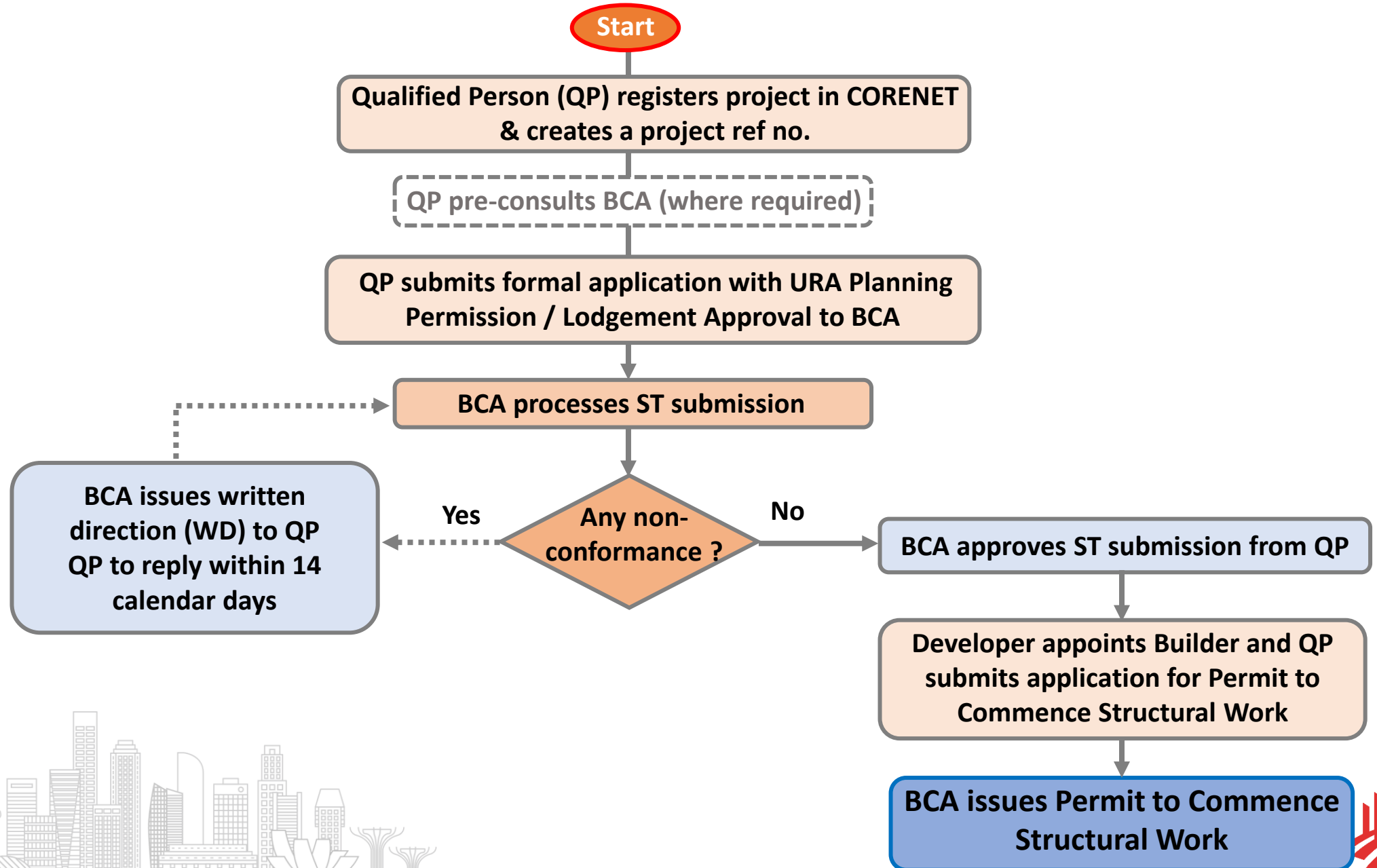


DEVELOPMENT & BUILDING CONTROL FRAMEWORK

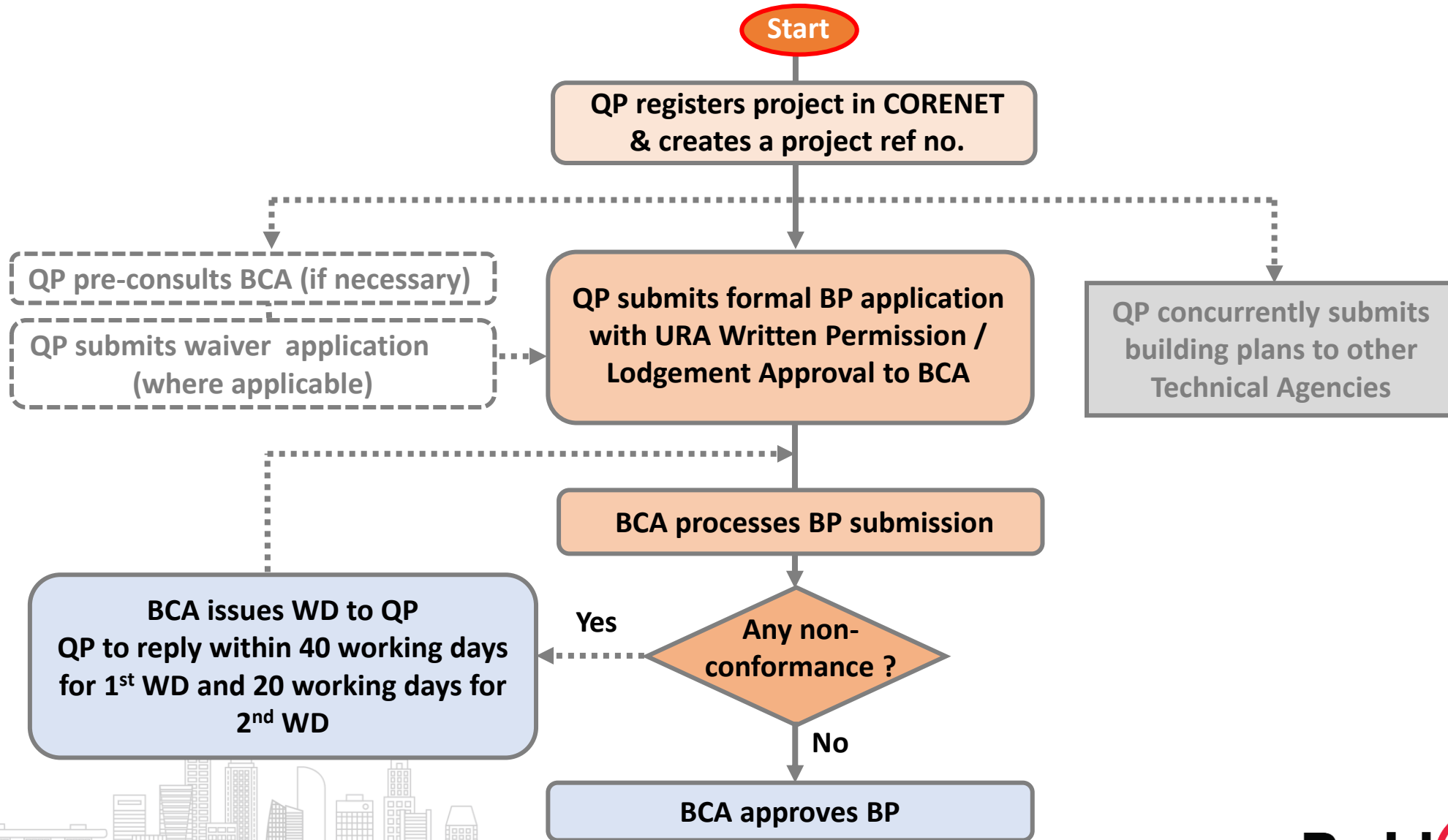


***NParks' streamlined application process**
 From 1 September 2020 onwards, for all new development projects, BP submissions to NParks are not required. All greenery provision, tree felling request and reinstatement works within road reserve will be assessed and approved at the DC stage.

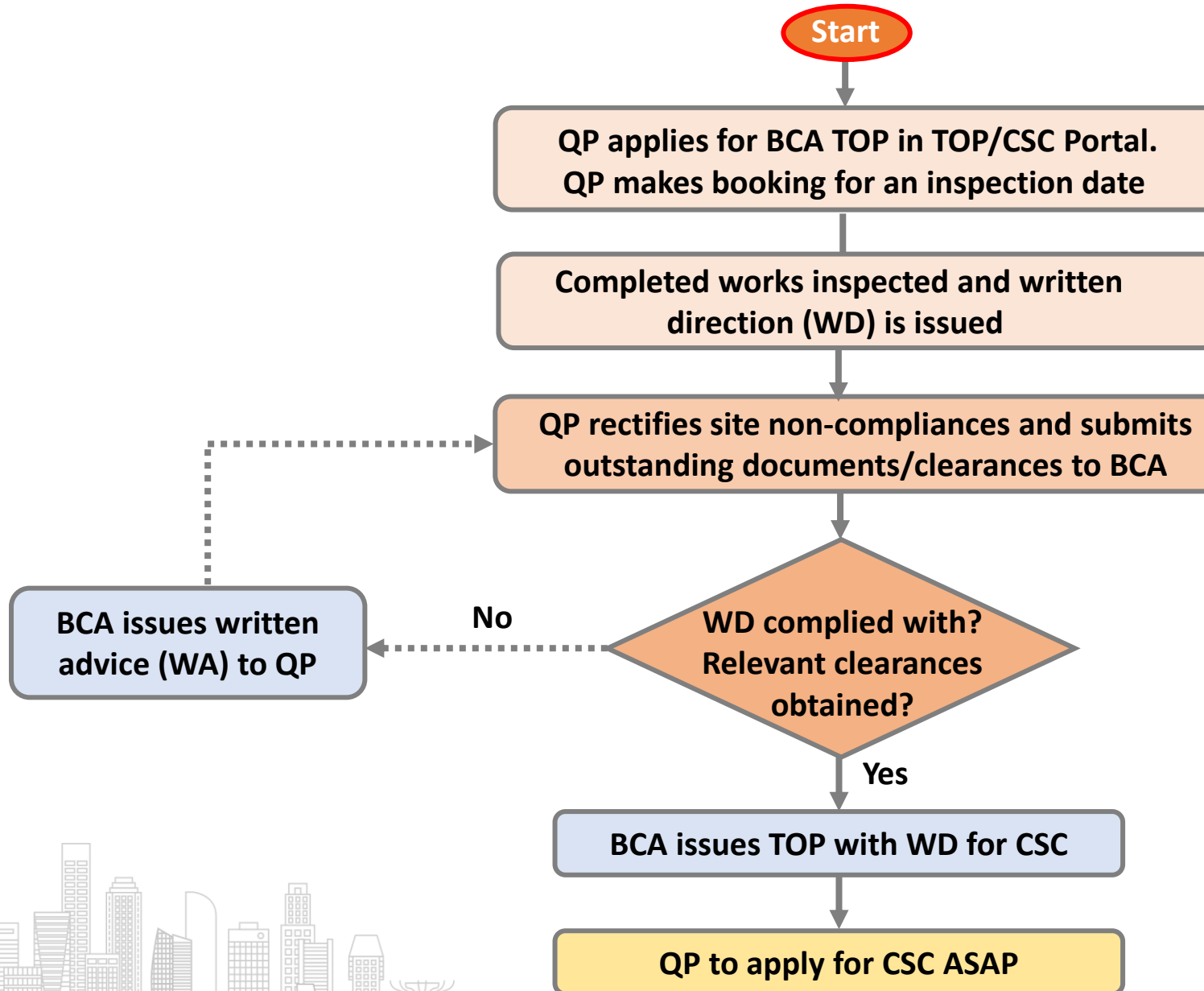
PROCESS OF APPLYING FOR BCA ST APPROVAL



PROCESS OF APPLYING FOR BCA BP APPROVAL



PROCESS OF APPLYING FOR BCA TOP APPROVAL



2 Frequently Asked Questions



FREQUENTLY ASKED QUESTIONS

What are the insignificant structures that do not require submission to BCA?

- Refer to First Schedule Building Control Regulations (Insignificant Building Works). Submission to BCA required for all other structures or building works not set out under the list.

E.g. on Clause 1(t) specific to nurseries and farms

1(t) any **single storey** building used for **agriculture or to house livestock**, including a **greenhouse or a building used to house fixed plant or machinery** for the farm, provided that —

- (i) no part of the building is used as a dwelling or for the purposes of packing, exhibiting, or retailing; and
- (ii) each point of the building is situated not less than **1.5 times** its height away from any adjacent building or any route of public access;

- For insignificant building works, BP and ST submission are not required. Notwithstanding, owner / developer is advised to seek assistance from a Qualified Person (PE) in ensuring that the works involved are safe. Recommended to take reference to the Approved Document, Code on Accessibility and SS555:2018 (Protection Against Lightning) as guides for design of insignificant building works.
- Other agencies' requirements may still be required, to check with agencies.



FREQUENTLY ASKED QUESTIONS

How do the requirements in Code on Accessibility apply to nurseries and farms?

“Industrial’ Buildings accessibility code requirements shall be applicable to farms and nurseries. Generally, farms shall be designed with barrier-free and ambulant friendly provision and features for Persons with Disabilities (PwD), employees and visitors.

For information, the following areas are exempted from provision of accessibility in the Code:

- a) Process plants and structures which deals with the oil and gas industry, the refinery industry, the chemical industry and premises which handle chemicals, toxic materials and potential explosive compounds. This includes ancillary office areas located within the same development;*
- b) Areas with activities that require a “gowning regime” (e.g. clean or sterile rooms, etc.);*
- c) Production areas with heavy machinery, etc.;*
- d) Areas used for warehousing and storage.*



FREQUENTLY ASKED QUESTIONS

What are the applicable plan fees for nurseries and farms?

For first plan submission (BP or ST) to BCA on and after 31 Aug 2020, a revised and lowered plan fee for Type 1 General Building (i.e. agricultural or industrial building) will be applicable. The applicable plan fee will be computed by QPs based on the Statistical Gross Floor Area (SGFA) of your development.

Will farms / nurseries be able to apply for an Express TOP and what are the associated cost and time-savings?

Express services are available. Express TOP application is \$500 for minor projects and \$1000 for major projects. TOP will be issued within 1 working day **if all documents are in order**. Express Inspection is \$3000 and can be scheduled within the next 5 working days.

Is BIM submission applicable?

- Generally, developments with GFA > 5000 m² requires BIM submission.
- Single-storey structures with more than 90% of GFA used for production, may be exempted from BIM submission, to be assessed on a case-by-case basis.

FREQUENTLY ASKED QUESTIONS

Are Environmental Sustainability and Buildable Design requirements applicable?

- Environmental Sustainability

Developments as follows are required to meet the minimum environmental sustainability standard. This requirement will cover efficient use of resources (e.g. energy efficiency, water efficiency, waste management etc.).

- Projects with 1st submission date for planning permission from 15 Apr 2008 to 30 Nov 2021: GFA ≥ **2000 sqm**
- Projects with 1st submission date for planning permission from 1 Dec 2021 onwards: GFA ≥ **5000 sqm**

- Buildable Design

With effect from 15 Dec 2019, projects with GFA less than 5,000 sqm are exempted from buildability legislation. Developments with GFA ≥ 5000 sqm are required to submit for B-score.

- Agriculture developments under URA's Lodgement scheme need not comply with both Environment Sustainability & Buildable Design requirements.



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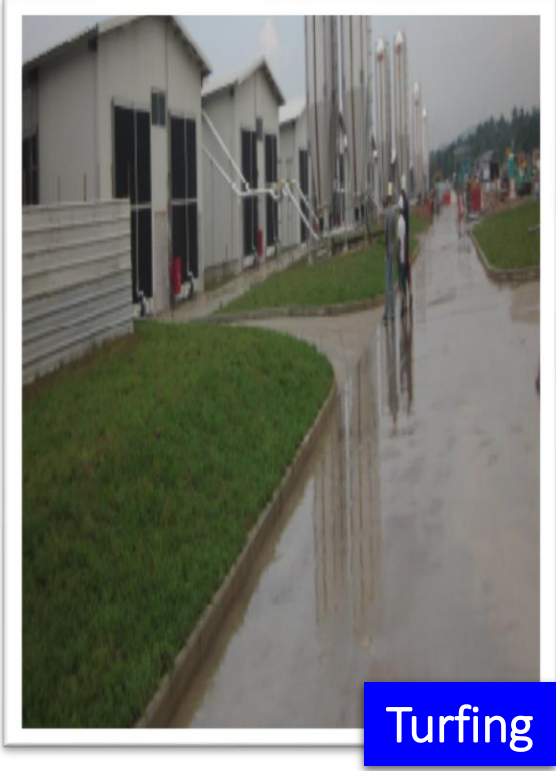
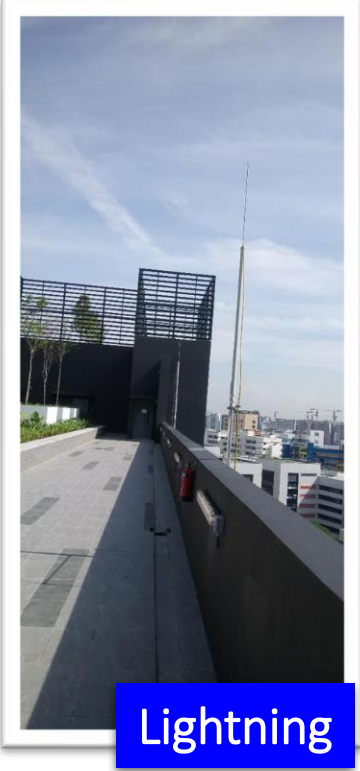
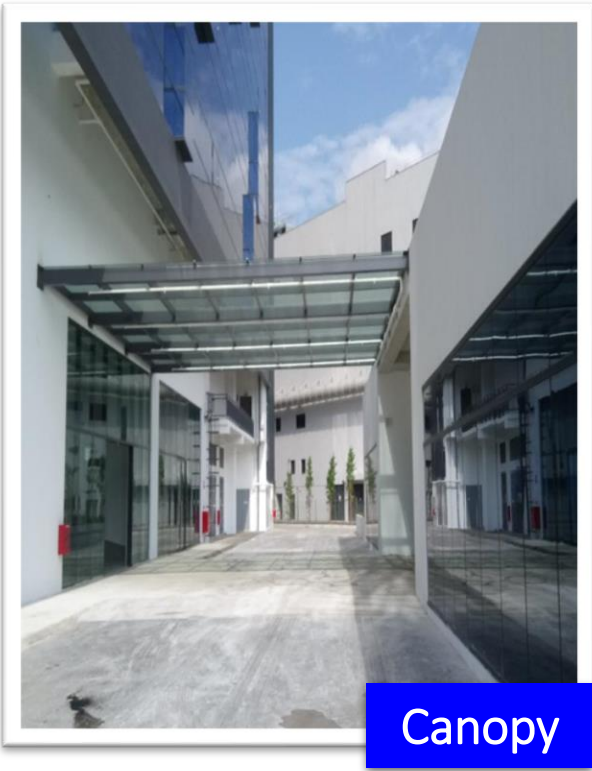
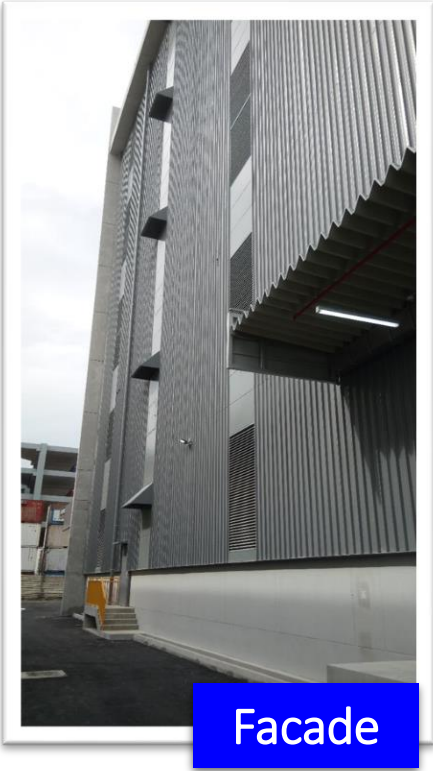
Site Conditions for TOP/CSC Inspection

Examples from past cases



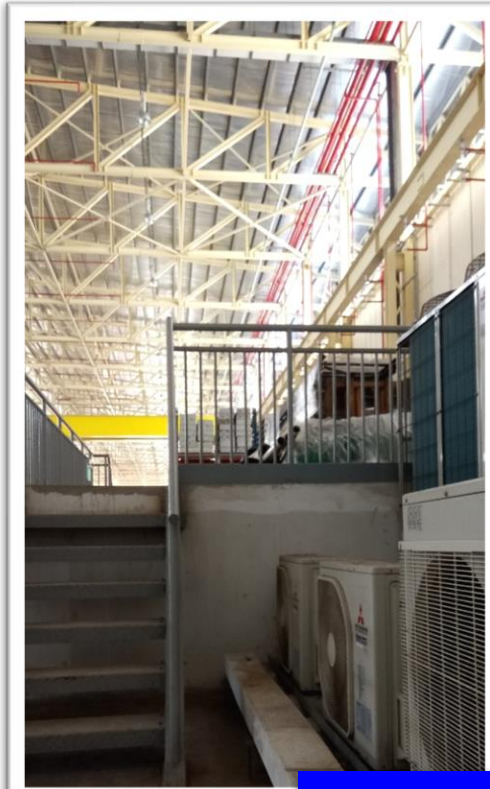
SITE CONDITIONS READY FOR TOP/CSC INSPECTION

Exteriors



SITE CONDITIONS READY FOR TOP/CSC INSPECTION

Interiors



M&E



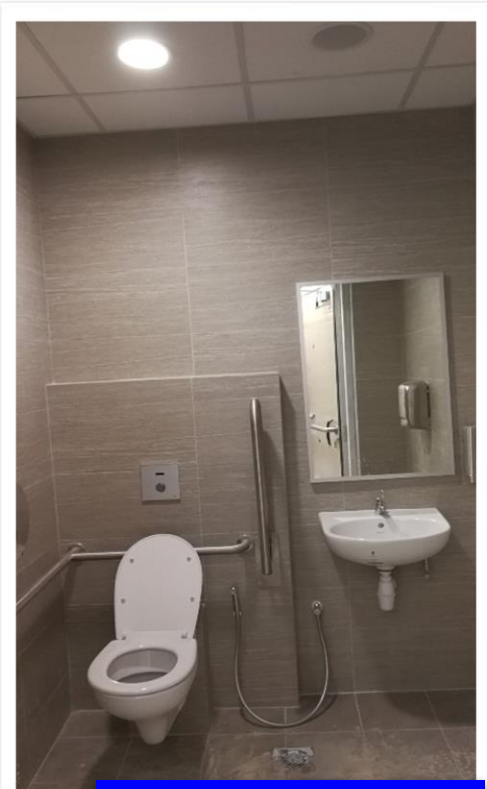
Finishes



Stairs



Sign



Accessible Toilet



SITE CONDITIONS **NOT** READY FOR TOP/CSC INSPECTION



Blocked
access



Incomplete
Walkway



Incomplete
Ramp

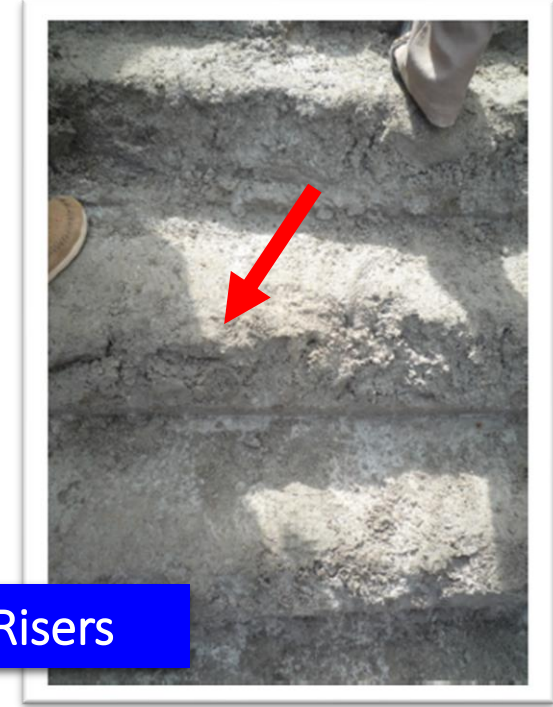


Incomplete
Driveway

- Incomplete building works / immature site
- No safe and proper access to and within the development



SITE CONDITIONS **NOT** READY FOR TOP/CSC INSPECTION



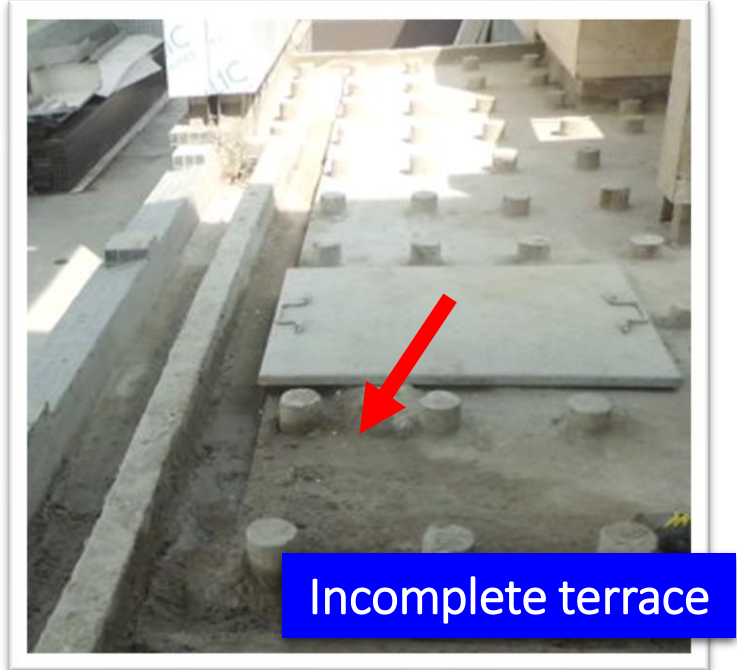
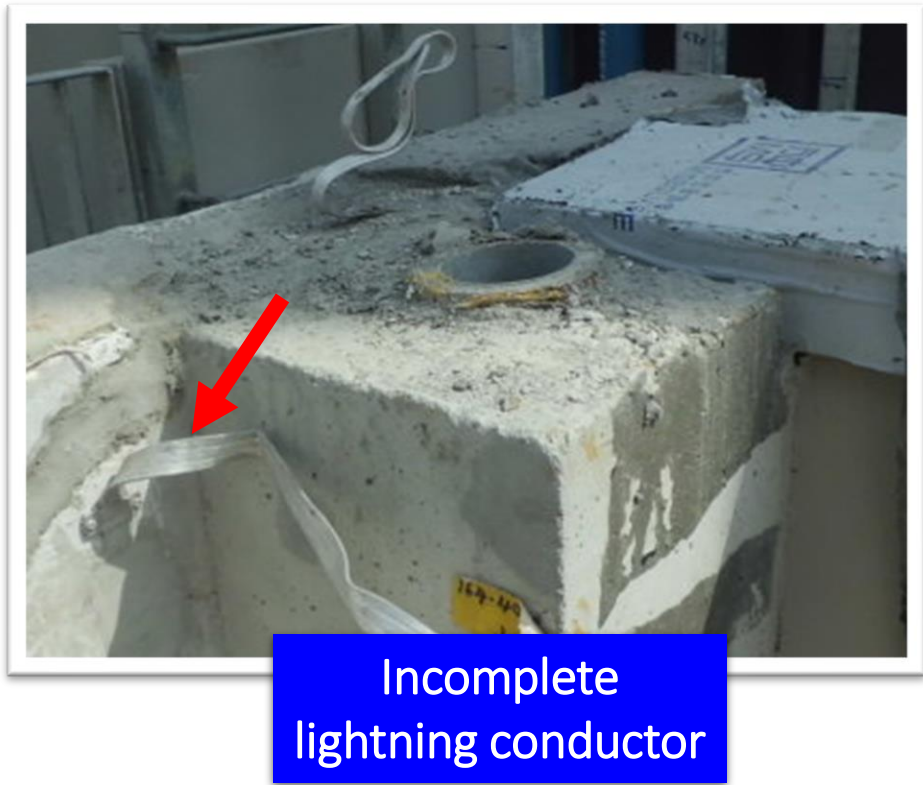
- Incomplete basic finishing works which affects measurements and critical safety



SITE CONDITIONS **NOT** READY FOR TOP/CSC INSPECTION



SITE CONDITIONS **NOT** READY FOR TOP/CSC INSPECTION



EXPECTED SITE CONDITIONS

Site should be in **move-in** condition:

- Completed
- Clean
- Site office removed
- All equipment and materials removed
- Not occupied

For **Phased** TOP, the additional points are applicable:

- Separate public access and construction access (including vehicular access)
- Robust hoardings
- All cranes removed from site



Thank you



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