

2 June 2025

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Dear Sir/Madam

Building Control (Periodic Inspection of Buildings and Building Facades) Regulations 2025: Legislative Amendments

Objective

This circular notifies the industry of the legislative amendments that will be implemented via the Building Control (Periodic Inspection of Buildings and Building Facades) Regulations 2025 (the “**BC (PSI/PFI) Regs**”), which will come into force on **1 October 2025**.

Background

- 2 Currently, requirements are imposed for the periodic inspection of buildings and building facades to ensure adequate maintenance of such buildings and building facades for public safety. To better achieve this objective, the BC (PSI/PFI) Regs will be implemented to address the following:
- (a) Appointment of Façade Inspector (FI); and
 - (b) Façade Inspector (FI) duties.

Key Legislative Amendments

- 3 Under Regulation 16A of the BC (PSI/PFI) Regs, a competent person must not appoint a façade inspector who is a partner, officer or employee of:
- (a) The building owner;
 - (b) The builder who constructed the building;
 - (c) Any person involved in carrying out building works related to the building façade; or
 - (d) An associate of any person mentioned in paragraph 3(a), 3(b), or 3(c) above.

The meaning of an “associate” is set out in the Building Control Act 1989, section 2(4).

- 4 Under Regulation 16B of the BC (PSI/PFI) Regs, appointed façade inspectors must carry out inspection according to the BC (PSI/PFI) Regs, including:
- (a) carrying out a visual inspection or a close-range inspection with reasonable diligence in accordance with the competent person's instructions;
 - (b) personally supervising, with reasonable diligence, any person engaged to operate any equipment or apparatus to carry out a visual inspection or a close-range inspection, under an equivalent method, technology or equipment approved by the Commissioner of Building Control; and
 - (c) immediately notifying the competent person in writing if the façade inspector reasonably suspects or is of the opinion that there is any sign of a situation relating to the building façade that may lead to the collapse of the façade or death or injury to individuals or damage to other property, within or outside the building.
- 5 The final version of the BC (PFI) Regs is published on BCA's website at [Periodic Facade Inspection \(PFI\) | Building and Construction Authority \(BCA\)](#).

Implementation Date

- 6 The BC (PSI/PFI) Regs will come into force on **1 October 2025**.

Clarification

- 7 We would appreciate it if you could convey the contents of this circular to the members of your organisation. For clarification, please contact us at 1800-3425 222 or submit your enquiry through BCA's Online Feedback Form (<https://www.bca.gov.sg/feedbackform/>).

Yours faithfully



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