

Our Ref.: BCA BC 15.0.3

Building Plan and Management Division

04 Aug 2011

See Distribution

Dear Sir/Madam

- (A) **APPROVAL OF SAFETY BARRIER DESIGN BEFORE TOP INSPECTION**
- (B) **CHAMFERING OF STAIRCASE INTERMEDIATE LANDINGS**
- (C) **USE OF REFLECTIVE GLASS IN COMPLIANCE WITH THE SIXTH SCHEDULE OF THE BUILDING CONTROL REGULATIONS 2003**

Objectives

This circular is to inform the industry on the following issues.

- a) Approval of safety barrier design before TOP inspection;
- b) Chamfering of staircase intermediate landings; and
- c) To note the use of reflective glass in compliance with the Sixth Schedule of the Building Control Regulations 2003

Approval of Safety Barrier Design before TOP Inspection

2 It is observed that structural approvals for the safety barriers, which are necessary before the grant of TOP, are often missed out by QPs at the time of TOP applications. As a result, TOP is held back until the necessary approvals are obtained.

3 To assist the QP and BCA to keep track of the various types of safety barriers in the building, we have introduced a form, at **Annex A**, listing all the safety barriers installed on-site and their structural approvals. We would like to request QPs to submit the form at Annex A before TOP inspection.

4 We hope the form will help to avoid delays in the processing of TOP, and to ensure that all safety barriers have been designed and built to comply with the requirements including barrier height, non-climbability and horizontal loading.

Chamfering of Staircase Intermediate Landings

5 Clause E.3.5.3 of the Approved Document requires the length of any intermediate landing, measured in the direction of travel, to be not less than 900mm. However, BCA observes a trend in designing intermediate landings with chamfered corners. Currently, an intermediate landing with chamfered corners requires the approval of BCA's Waiver Committee.

6 BCA has reviewed this procedure and has decided that such intermediate landing with chamfered corners will be allowed without the need for approval from the Waiver Committee, provided that the measurement between any point on the landing wall and the furthest edge of the centre barrier is not less than 900mm. There must also be at least a tread size before the chamfer starts. Please refer to the diagram in **Annex B** for illustration.

Use of Reflective Glass in Compliance with the Sixth Schedule of the Building Control Regulations 2003

7 BCA would like to remind the industry that, under the Sixth Schedule (Prohibited Construction Materials) of the Building Control Regulations 2003, **reflective glass with a daylight reflectance exceeding 20% shall not be used on any external surface** of any window, door, wall or roof of a building.

8 In addition, developers and QPs are advised to be mindful of the impact from reflective glass on neighbouring occupants especially in residential areas. The use of glass with reflectance much lower than 20% is preferred.

For Clarification

9 We would appreciate it if you could convey the contents of this circular to the members of your organisation. For clarification you may email to bca_enquiry@bca.gov.sg or call our hotline at 63257159.

Yours faithfully



TEO ORH HAI
DEPUTY DIRECTOR
BUILDING PLAN & MANAGEMENT DIVISION
for COMMISSIONER OF BUILDING CONTROL

Annex A

LISTING OF SAFETY BARRIER SUBMISSIONS

Project Ref. No.: _____

Project Description: _____

S/N	Safety Barrier Design Type	Safety Barrier Locations (e.g. balconies, staircase)	Structural Submission Ref. No. (e.g. ST01)	Plan Drawing Sheet No. (e.g. Sheet 2 of 17)

Submitted by:

Name and Signature of Qualified Person

Date

Chamfering of Staircase Landing

