

13 June 2020

## RESUMPTION OF ALL RENOVATION WORKS FROM 15 JUNE 2020

1. Companies performing new renovations works and suspended works in non-residential premises can apply to BCA to resume work from 15 Jun 2020. The list of Renovation Works where COVID-Safe Workforce and Safe Accommodation and Transport apply, can be found in Annex A.

### Companies that Require an Application

2. All companies (including sub-contractors) performing renovation works that employ Construction Work Permit and S-Pass Holders must obtain BCA's approval before commencing work. **Companies that have previously obtained BCA's approval to resume suspended residential renovation work do not need to make a new application to BCA unless they wish to seek approval for additional workers not listed in their earlier approved applications.** Companies that need to make an application to BCA or MTI are shown in Table 1 below.

Table 1: Application Routes

Type of Works Performed	Type of Workers Employed	Application Route (companies only need to make <b>one</b> application)
Renovation Works	If deploying <u>only</u> Singaporeans/PR/EP Holders	To obtain MTI's approval to resume work: <a href="https://covid.gobusiness.gov.sg">https://covid.gobusiness.gov.sg</a>  Application to MTI should indicate clearly that the renovation work (i) does not deploy S-Pass, Work Permit holders from the Construction sector; and (ii) is not carried out on construction sites.  <b>Do not need to apply to BCA.</b>
	If deploying Construction Work Permit and S-Pass Holders	To obtain BCA's approval to restart: <a href="https://go.gov.sg/bca-reno-construction-accounts">https://go.gov.sg/bca-reno-construction-accounts</a> Applicant to choose "Renovation" under Type of Works.  <b>Do not need to apply to MTI.</b>
Urgent Repairs in Residential Premises (e.g. repair of leaking pipes in toilets, changing lights and electrical wiring, aircon servicing, ceiling leak repairs and door/gate repairs that are not part of works in a renovation site)	If deploying <u>only</u> Singaporeans/PR/EP Holders	To obtain MTI's approval to resume work: <a href="https://covid.gobusiness.gov.sg">https://covid.gobusiness.gov.sg</a>  Application to MTI should indicate clearly that the repair works (i) do not deploy S-Pass, Work Permit holders from the Construction sector; and (ii) are not carried out on construction sites.  <b>Do not need to apply to BCA.</b>
	If deploying Construction Work Permit and S-Pass Holders	To obtain BCA's approval at <a href="https://go.gov.sg/bca-reno-construction-accounts">https://go.gov.sg/bca-reno-construction-accounts</a>

	<p>Applicant to choose “Others” under Type of Works, then select “Replacement, Repair, Servicing, Maintenance of M&amp;E systems performed outside a construction site and Plumbing” under Type of Industry.</p> <p><b>Do not need to apply to MTI.</b></p>
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### Application Requirements

3. Companies applying to perform renovation works must comply with BCA’s COVID-safe requirements as follows:

Table 2: Application requirements

	Requirements
<b>COVID-Safe Workforce (Contact Tracing)</b>	<ul style="list-style-type: none"> <li>Workers must download TraceTogether app before starting work.</li> <li>Employers must establish a system to track the daily health status of workers, and manage workers’ social interactions on rest days.</li> </ul>
<b>COVID-Safe Workforce (Testing)</b>	<ul style="list-style-type: none"> <li><b>Construction Work Permit and S-Pass holder residing in dormitories will have to be tested and cleared by MOM before they are allowed to leave for work.</b></li> <li><b>Construction Work Permit and S-Pass holders residing</b> in HDB Premises / Private Residential Properties can proceed to work once the application is approved. They will need to undergo swab tests periodically. Upon receiving companies’ applications, BCA will contact companies to arrange for employees to be tested.</li> <li>Singapore Citizens, Permanent Residents and Employment Pass holders do not need to be tested.</li> </ul>
<b>COVID-Safe Workforce (Training)</b>	<ul style="list-style-type: none"> <li><b>Construction Work Permit and S-Pass holders</b> are required to take the ‘COVID-Safe Training for Workers’ course within 4 weeks from the date of approval. They may start work while completing the course at their own pace. Employers can register their workers for the ‘<b>COVID-safe Training for Workers’ online course</b> at <a href="https://go.gov.sg/BESafe-Register">https://go.gov.sg/BESafe-Register</a>.</li> <li>Singapore Citizens, Permanent Residents and Employment Pass holders do not need to attend the training.</li> <li>Renovation workers do <b>NOT</b> need to attend BCA’s Safe Management Officer Course.</li> </ul>
<b>COVID-Safe Accommodation and Transport</b>	<ul style="list-style-type: none"> <li>Employers must ensure that renovation workers do not stay at the same accommodation as other workers performing works at construction projects or supply works.</li> <li>Employers must also arrange transport for their workers between where they live and work. (Examples include workers’ own private vehicles, private hire or company-chartered vehicles.)</li> </ul>

4. The detailed COVID-Safe Restart Criteria can be downloaded from BCA website at <https://go.gov.sg/bca-restart-criteria>. Renovation firms are reminded to comply with the revised COVID-Safe Restart Criteria in order to safeguard the health and safety of the workforce and the community at large.

## Other Approval Processes

### AccessCode

5. All applications will be approved within 2 days if the submission is in order. Upon BCA's approval, companies must ensure that their workers' AccessCode status in the SGWorkPass app is "Green" before they can be deployed for work. If the status is not "Green" after two days from obtaining BCA's approval, please contact [BCA\\_SafeWorkForce@bca.gov.sg](mailto:BCA_SafeWorkForce@bca.gov.sg). For FAQs on using SGWorkPass, please refer to MOM's website (<https://www.mom.gov.sg/covid-19/frequently-asked-questions/sgworkpass>).

### HDB projects

6. Companies performing new renovation works in HDB flats and commercial units must also obtain a renovation permit from HDB (where the works require one) after obtaining BCA's approval. Suspended renovation applications that were approved by HDB before the Circuit Breaker period need not be re-submitted for approval, but must apply to change the dates of the renovation works, as the dates in their earlier applications would have lapsed.

## Updates and Clarifications

7. There will be regular reviews of measures and requirements as the COVID-19 situation evolves. You are advised to refer to the BCA website (<https://www1.bca.gov.sg/COVID-19>) for updates.

8. Please contact BCA at <https://www.bca.gov.sg/feedbackform/> or 1800-3425222 if you have queries or require clarifications.

Yours faithfully

ER. CHEW KEAT CHUAN  
COMMISSIONER OF BUILDING CONTROL

## Annex A

### List of Renovation Works where COVID-Safe Workforce and Safe Accommodation and Transport apply:

Examples of renovation works include:

1. the enclosing of any sides of a balcony, yard or terrace with windows and glass panels in residential buildings;
2. the creation of any opening in a non-load bearing wall or the sealing up of any wall opening;
3. the demolition, restoration or reinstatement of any non-load bearing wall;
4. any railing, balustrade or similar barrier constructed of any material other than non-laminated glass, using the same material, design and fixing details;
5. any loft that —
  - a. has only timber flooring; and
  - b. does not exceed an area of 5 square metres.
6. windows and doors.
7. floor and wall finishes.
8. any false ceiling with lightweight material.
9. timber roof or other roof covering not involving any replacement of roof trusses.
10. erection or alteration of —
  - a. any partition or partition wall in any bungalow, semi-detached, terrace or linked house; or
  - b. any partition or partition wall constructed of lightweight material in any other building.
11. construction of any raised floor or the topping up of balconies, and the like, with lightweight materials
12. installation of any roller shutter, doors, gates, grilles and windows and grilled door
13. joinery and other woodworks (including carpentry, laminated or parquet flooring);
14. painting;
15. glass and glazing works (including mirror and shower screen installation)
16. any boundary wall, boundary fence or gate;
17. any awning, windowhood or cantilevered roof constructed of tiles, and having a projection not exceeding 1,400 millimetres;
18. any awning, windowhood or cantilevered roof constructed of lightweight material, or glass not exceeding a thickness of 13 millimetres, and having a horizontal projection not exceeding 3,000 millimetres;
19. any single storey open-sided shelter, gazebo and the like (whether erected on the ground or on a roof), not exceeding an area of 10 square metres;
20. any trellis;
21. any single storey detached booth, covered walkway, kiosk, guardhouse, bin centre, and the like, at the ground level, not exceeding an area of 10 square metres;
22. any retaining wall or earth retaining structure that is constructed with structural steel or reinforced concrete and with a visible height of not more than 1,500 millimetres, or any other retaining wall or earth retaining structure with a visible height of not more than 1,000 millimetres;
23. any pre-fabricated swimming or wading pool placed on the ground, provided that —
  - a. the maximum depth of water contained in the pool is not more than 1,000 millimetres; and
  - b. where the pool is located on higher ground, the distance between the pool and any retaining structure or slope is more than 3,000 millimetres and the difference in elevation of the ground levels is less than 1,500 millimetres; or
24. erection of any single storey lean-to extension with roof covering of tiles, or of any lighter material, in any bungalow, semi-detached, terrace or linked house.