

# PERIODIC FACADE INSPECTION

Maintaining a safe and quality built environment for all

## WHY PFI?

Under the BMSMA: Owners/persons responsible have a **duty to ensure** that their facades are properly maintained

- Densely populated **high-rise** cityscape with **ageing building stock**
- Building facades are subject to weather elements & **deteriorate over time**
- PFI regime aims to facilitate **early detection of facade deterioration** & allow **defects to be rectified** in a timely manner

## WHY these buildings?

### > 20 years\* of age

- Lifespan of common materials
- Focused on older buildings

### > 13 metres in height

- Higher safety risk posed

### *Exemption: Landed houses*

*\*Based on date of temporary occupation permit (TOP) or certificate of statutory completion (CSC), whichever applicable.*

## WHO is involved?

### 1) Competent Person (CP)

- **Professional Engineer or Registered Architect**
- Detect signs of deterioration and propose rectification works for owner to carry out

### 2) Facade Inspector (FI)

- With **prescribed qualifications & experience**
- **Accredited with BCA or prescribed organisations**
- CP can appoint FI to assist in facade inspection

*CPs & FIs must complete Certificate of Facade Inspection course approved by BCA*

## HOW is PFI implemented?

- To inspect in **batches** starting with **older buildings**
- **More than 4,000 buildings** subjected to PFI regime **per year** during **first inspection cycle (7 years)**
- CP to conduct **full visual inspection** & **representative hands-on inspection** for each elevation of building facade
- CP can leverage technology for more **efficient inspection e.g.** drones, borescope (small flexible camera) & scanning equipment