

BCA Reference: APPBCA-2026-07

URA Reference: URA/PB/2026/04-DCG

08 May 2026

To: All Professional Engineers (Civil & Structural) and Building Owners

## JOINT BCA-URA PILOT PROJECT FOR USAGE DECLARATION IN SHOPHOUSES DURING THE PERIODIC STRUCTURAL INSPECTIONS (PSI)

### Objective

To enhance the safety of Singapore's built environment, the Building and Construction Authority ("BCA") and Urban Redevelopment Authority ("URA") will collaborate on a 12-month pilot project requiring Structural Engineers ("SEs") to declare usage for shophouse buildings during Periodic Structural Inspections ("PSI").

### Background

2 Following various safety incidents involving unauthorised use of spaces in shophouse buildings, BCA and URA are taking steps to better ensure that buildings are used in accordance with their approved purposes. This is particularly in shophouse buildings, where unauthorised uses may result in serious safety risks to occupants and surrounding users.

3 The PSI regime, being a key component of Singapore's building safety framework, presents an opportunity for agencies to verify the use of such shophouse buildings.

### Pilot Project Implementation

4 During the 12-month pilot period commencing May 2026, SEs conducting PSI for shophouse buildings will be required to undertake the following additional steps:

- a) **Usage Observations:** Record the use of the space in the shophouse buildings observed during the PSI inspection, taking note of any discernible activities<sup>1</sup> that may indicate the functions of the space.

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<sup>1</sup> This includes spatial layout, occupancy patterns, installed equipment/furniture, and business signage (if any).

- b) **FormSG Submissions:** Complete and submit the designated FormSG form (attached in this circular, and in the PSI notice and reminders) declaring the observed use of the spaces in the shophouse building via the following link: <https://go.gov.sg/shophousepsi> or you may scan the QR code found below:



<https://go.gov.sg/shophousepsi>

- c) **Loading Assessment:** Assess whether any observed change in use has resulted in loading conditions that deviate from the original design parameters and report such deviations in the PSI report in accordance with existing PSI requirements.

5 SEs should conduct these additional observations using the same visual inspection principles that govern PSI, focusing on what can be reasonably observed during the normal course of structural inspection without extending beyond the visual assessment scope. This pilot initiative complements existing PSI objectives by gathering observable usage insights, while maintaining the core focus on identifying structural defects, deterioration, or safety concerns.

## Implementation

6 BCA and URA will monitor the effectiveness of this pilot initiative over the 12-month period. Feedback from participating SEs regarding the operational aspects, challenges, and suggestions for improvement will be actively sought and considered.

## Clarification

7 We would appreciate it if you could convey the contents of this circular to the relevant members of your organisation. If you or your members have any queries concerning this circular, you may submit your enquiry through BCA's Online Feedback Form at <https://www2.bca.gov.sg/feedback/> or call us at 1800 342 5222. For URA-related queries, you may submit your enquiry through URA's Online Feedback Form at <https://eservice.ura.gov.sg/feedbackWeb/> or call URA at 6223 4811.

Yours faithfully,

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