

Our ref: **APPBCA-2026-20**

Date: 23 September 2026

Who should know: Developers, ACOs and ACs

Dear Sir/Madam

ENHANCEMENTS TO THE ACCREDITED CHECKER SYSTEM

The Accredited Checker (“AC”) and Accredited Checking Organisations (“ACOs”) play an important role in ensuring the structural safety of buildings by carrying out independent checks on the designs of structural works prepared by Qualified Persons (“QPs”), to minimise the risk of design errors by QPs. Since the implementation of the AC system in 1989, the AC system has served its purpose and will continue to be a vital component of our Building Control system in ensuring that buildings are designed and constructed safely.

2 As building works become more complex, it is important that ACs and ACOs maintain the technical capability, organisational resources and practical design experience that are necessary to enable the ACs and ACOs to undertake effective checks of the building works especially structural works (also referred to as “structural checking” or “checking works”). In particular, structural checking for larger and more complex projects should continue to operate as a robust peer review system by professionals and firms that remain actively involved in design practice and are current with evolving design methodologies and construction technologies.

3 To incentivise better checking quality and technical capability, BCA implemented the Quality Fee Method for Accredited Checkers (QFM(AC)) for public sector procurement in 2 phases in April 2018 and May 2020. After phase 2, 86% (an increase from 0%) of AC tenders were awarded to top-performing firms, demonstrating the influence of S-point on tender outcomes, a stark contrast with pure fee considerations in the past. Building on the effectiveness of QFM(AC) on public sector projects, BCA intends to leverage the S-point to further strengthen the AC System.

Conditions for Undertaking Higher-Value Checking Works

4 Under the enhanced framework, ACs and ACOs seeking to undertake higher-value new checking works will be required to meet additional conditions for new and renewal of registrations under the Building Control Act (the “Act”). These conditions include: recent AC experience, recent QP design experience, and satisfactory S-point performance over consecutive assessment batches. Details are set out in Annex A.

5 The Commissioner of Building Control (the “Commissioner”) may, on a case-by-case basis, allow a registered AC or ACO to undertake new checking works above the applicable project value threshold for a specified period, notwithstanding the additional conditions are not met, if the Commissioner is satisfied that the AC or ACO is able to carry out its duties in accordance with the Act and the building regulations through

alternative means. In considering whether to exercise his / her discretion, the Commissioner may take into account factors including the AC's or ACO's prior submission records, S-point performance, evidence of technical competency, and plans and measures that will be implemented to meet the additional conditions within the specified period.

6 The enhanced framework is intended to ensure that larger and more complex projects are checked by ACs and ACOs with capabilities that commensurate with project scale and complexity, while enabling a more effective peer review regime and higher standards of structural checking across the industry.

Transition Period

7 A transition period of 2 years will be provided to allow ACs and ACOs time to prepare to meet the new requirements. The enhanced framework will come into effect for new and renewals of registration granted by the Commissioner after 1 September 2028.

Increased validity period for registration and renewals to 36 months

8 To streamline administration and reduce compliance burden on ACs and ACOs, BCA will be amending the Building Control Act and relevant regulations to increase the validity period for registration renewal **from 12 months to 36 months**. Correspondingly, the renewal fee will be revised to a fixed \$450 (from \$150 p.a.).

9 For ease of implementation, the registration periods of all ACs/ACOs/SACs will be synced to a fixed renewal cycle, with the registration period of new mid-cycle registrants being pro-rated to align with the cycle. The 36-month validity period is expected to be implemented for renewals after 1 September 2028.

Additional Reminder

10 BCA would also like to remind the industry that ACs and ACOs must be appointed and paid directly by the developer to maintain the independence required under the Building Control Act, which prohibits ACs from having any professional or financial interest in the building works they are checking.

Enquiries

11 We would appreciate it if you could bring the content of this circular to the attention of your members. Should you require clarification on this matter, you may call our hotline at 1800 342 5222 or use our Online Feedback Form at: <https://www2.bca.gov.sg/feedback/>.



Yours Faithfully,
Er. Kwa Chin Soon
Director, Construction and Structural Investigation Department
Building and Construction Authority
For and on behalf of the Commissioner of Building Control

Annex A

Additional Conditions for Granting of Registration or Renewal of Registration of ACs and ACOs

The following additional conditions will apply to the registration and renewal of registration of ACs and ACOs in relation to the project value of new checking works that they may undertake:

Registered AC / ACO	Project value threshold for new checking works	Additional conditions
Registered ACO	Exceeding S\$75 million	(a) The ACs employed by the ACO have performed checking works as ACs for at least 2 projects exceeding S\$15 million in the last 3 years ; (b) the Professional Engineers employed by the ACO have acted as qualified persons for at least 1 project exceeding S\$30 million in the last 3 years ; and (c) the ACO has not recorded average S-points of 50 or below in each of the latest 4 consecutive assessment batches .
Registered ACO	Exceeding S\$15 million	(a) The ACs employed by the ACO have performed checking works as ACs for at least 2 projects in the last 3 years ; (b) the Professional Engineers employed by the ACO have acted as qualified persons for at least 1 project exceeding S\$15 million in the last 3 years immediately preceding ; and (c) the ACO has not recorded average S-points of 30 or below in each of the latest 4 consecutive assessment batches .
Registered AC	Exceeding S\$7.5 million	(a) the average S-points of the firm that employs the AC, at the time of application for registration or renewal of registration, is not 20 or below in each of the latest 4 consecutive assessment batches .
Registered AC/SAC/ACO	All project value	The AC/SAC/ACO shall maintain and keep auditable records of the following: (a) employment records, project assignment and timesheets of accredited checker, professional engineers and engineers tasked to carry out the checking works; (b) dated transmittal, correspondence, drawings and comments provided from/to the QPs during the checking works; (c) tasks and activities carried out to demonstrate that the standard of performance prescribed in the building regulations has been met.

Resulting project value limits

For avoidance of doubt:

- (a) a **registered AC** who does not meet the additional conditions may continue to undertake new checking works of up to **S\$7.5 million**;
- (b) a **registered ACO** who does not meet the applicable additional conditions for undertaking new checking works exceeding **S\$15 million** may continue to undertake new checking works of up to **S\$15 million**
- (c) a **registered ACO** who meets the applicable additional conditions for undertaking new checking works exceeding **S\$15 million**, but does not meet the applicable additional conditions for undertaking new checking works exceeding **S\$75 million**, may continue to undertake new checking works of up to **S\$75 million**.