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Dear Sir / Madam

GUIDELINES ON PRE-CONSTRUCTION SURVEY PRIOR TO CARRYING OUT CONSTRUCTION WORKS

Objective

This circular is to inform the industry of guidelines on carrying out pre-construction survey before commencing the prescribed types of construction works.

Background

2 Regulation 32(1) of the Building Control Regulations requires that where any demolition of any building, or any piling or foundation works, any tunnelling works, or any site formation works (including excavation works) are to be constructed or carried out, the builder shall, before commencing such works, carry out a pre-construction survey to establish the condition of existing buildings and structures adjacent or in otherwise close proximity to the building works.

3 A series of dialogue sessions with the Institution of Engineers Singapore and Association of Consulting Engineers Singapore were held to discuss and work out a set of guidelines on pre-construction survey when carrying out project developments. The objectives of the guidelines are to provide guidance on the extent of pre-construction surveys and good practices for the industry when carrying out pre-construction surveys.

Guidelines on pre-construction survey for project developments

4 The Guidelines contain five sections on good practices for pre-construction survey prior to carrying out the following construction works, namely:

- a) Section A : Demolition works;
- b) Section B : Piling works;
- c) Section C : Excavation works;
- d) Section D : What builder should do if entry for pre-construction survey is not possible
- e) Section E : Areas of responsibility when there are more than one builder in the project.

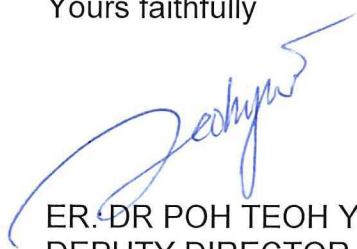
5 A summary of the guidelines is in the Annex attached, and an illustrated copy can be obtained from BCA's website at:

http://www.bca.gov.sg/Professionals/BuildingControl/building_control.html

For Clarification

6 If you need any clarification, please contact me or Mr Lim Shiyi at Tel 1800-3425222 or email bca_enquiry@bca.gov.sg. Thank you.

Yours faithfully



ER. DR POH TEOH YAW
DEPUTY DIRECTOR, BUILDING ENGINEERING GROUP
for COMMISSIONER OF BUILDING CONTROL

ANNEX

Guidelines on Pre-construction Survey for Project Developments

1. These guidelines outline the minimum zones for pre-construction survey to be conducted for project developments where any demolition of any building, or piling or foundation works, tunnelling works, or site formation works (including excavation works) are to be constructed or carried out, and good practices when carrying out pre-construction surveys.

Section A: Guidelines for Demolition Works

- Demolition for landed development
- Demolition for building up to five storey height
- Demolition for building more than five storey height

Section B: Guidelines for Piling Works

- Non-displacement and small displacement piles for landed development
- Displacement piles for landed development
- Non-displacement and small displacement piles for non-landed development
- Displacement piles for non-landed development

Section C: Guidelines for Excavation Works

- Excavation for landed development
- Excavation for non-landed development with basement or underground space

Section D: Guidelines on what builder should do if entry for pre-construction survey is not possible

Section E: Areas of responsibility when there are more than one builder in the project

2. The builder should carry out the pre-construction survey and investigation in consultation with the Qualified Person (QP). The QP should determine adequacy of the extent and scope of survey, including consideration for the need to survey the pre-existing tilt of buildings. The QP should review the survey report and identify any pre-existing structural defect for all the buildings being surveyed. As part of the impact assessment report required under Regulation 33, the QP shall specify on plan the necessary preventive and protective measures to be taken to prevent damage to the adjacent buildings arising from the works.

Section A: Guidelines for Demolition Works

Demolition for landed development

3. The pre-construction survey shall be carried out for a zone of not less than 10 metres from the edge of the building to be demolished.

Demolition for building up to 5 storey height

4. The pre-construction survey shall be carried out for a zone of not less than 35 metres from the edge of the building to be demolished. Demolition of substructure below ground water level, if any, will be classified under ERSS works.

Demolition for building more than 5 storey height

5. The pre-construction survey shall be carried out for a zone of not less than 50 metres from the edge of the building to be demolished. Demolition of substructure below ground water level, if any, will be classified under ERSS works.
6. Table 1 summarises the guidelines for demolition works.

Table 1. Guidelines for Demolition Works

Type of Development	Guidelines for Demolition Works
	Minimum zone of pre-construction survey (from the edge of building to be demolished)
Demolition for landed development	10 m
Demolition for building up to 5 storey height	35 m
Demolition for building more than 5 storey height	50 m

Section B: Guidelines for Piling Works

Piling works for landed development

7. Piling works for landed development are classified into 2 categories as follows:
 - (a) Non-displacement and small displacement piles (E.g. Micro bored piles, steel H-piles)
The pre-construction survey shall be carried out for a zone of not less than 10 metres from the project site boundary for landed development.
 - (b) Displacement piles (E.g. RC piles, jacked-in steel pipe piles (closed ended))
The pre-construction survey shall be carried out for a zone of not less than 20 metres from the project site boundary for landed development.

Piling works for non-landed development

8. Piling works for non-landed development are classified into 2 categories as follows:
 - (a) Non-displacement and small displacement piles (E.g. Micro bored piles, steel H-piles)
The pre-construction survey shall be carried out for a zone of not less than 40 metres from the project site boundary for non-landed development.

- (b) Displacement piles (E.g. RC piles, jacked-in steel pipe piles (closed ended))
The pre-construction survey shall be carried out for a zone of not less than 60 metres from the project site boundary for non-landed development.
9. Table 2 and Table 3 summarise the guidelines for piling works for landed development and non-landed development.

Table 2. Guidelines for Piling Works – Landed Development

Type of Piles	Guidelines for Piling Works for Landed Development
	Minimum zone of pre-construction survey
Non-displacement piles and small displacement piles such as micro bored pile, steel H-piles	10 m
Displacement piles such as RC piles, jacked-in steel pipe piles (closed ended)	20 m

Table 3. Guidelines for Piling Works – Non-Landed Development

Type of Piles	Guidelines for Piling Works for Non-Landed Development
	Minimum zone of pre-construction survey
Non-displacement piles and small displacement piles such as bored pile, steel H-piles	40 m
Displacement piles such as RC piles, spun piles, jacked-in steel pipe piles (closed ended)	60 m

Section C: Guidelines for Excavation Works

10. In carrying out detailed impact assessment to define the extent of the preconstruction survey in conjunction with the builder, QP(Design) may carry out detailed assessment to define the extent of preconstruction survey on a case-by-case basis. The QP shall consider the following as a minimum unless substantiated with appropriate justification.

Excavation for landed development

11. The pre-construction survey shall be carried out for a zone of not less than 15 metres from the project site boundary surrounding the site.

Excavation for non-landed development with basement or underground space

12. For development founded on good soils (i.e. medium dense to very dense sand and gravel, and firm to hard silt and clay), the pre-construction survey shall be carried out for a zone of not less than 30 metres from the project site boundary, or 3 times the maximum excavation depth (including localise pits), whichever is the larger of the 2 values.
13. For development founded on soft soils (e.g. marine clay) **without** fluvial sand / peat / peaty clay, the pre-construction survey shall be carried out for a zone of not less than 60 metres from the project site boundary, or 6 times the maximum excavation depth (including localise pits), whichever is the larger of the 2 values.
14. For development founded on soft soils **with** fluvial sand / peat / peaty clay, the pre-construction survey shall be carried out for a zone of not less than 90 metres from the project site boundary, or 9 times the maximum excavation depth (including localise pits), whichever is the larger of the 2 values.
15. Table 4 summarises the guidelines for excavation works for landed development and other development with basement or underground space.

Table 4. Guidelines for Excavation Works

Type of Development	Guidelines for ERSS Works	
	Minimum zone of pre-construction survey^	
Landed development	15 m	
Type of Development	Types of Soils	Minimum zone of pre-construction survey^
Non-landed development with basement or underground space	Good soils*	30 m or 3H*
	Soft soils* (e.g. marine clay) without fluvial sand/peat/peaty clay	60 m or 6H*
	Soft soils* with fluvial sand/peat/peaty clay	90 m or 9H*
Note: 1. Maximum excavation depth include localise pits; 2. ^For cases with two values, the larger of the two values should be adopted. 3. *Good soils refer to medium dense to very dense sand and gravel, and firm to hard silt and clay. 4. *Soft soils refer to very loose to loose sand and gravel, and very soft to soft silt and clay. 5. * H is defined as the maximum excavation depth.		

Section D: Guidelines on what builder should do if entry for pre-construction survey is not possible

16. In the event that the builder is unable to gain entry to the properties in the zone of pre-construction survey, the builder shall –
 - a) survey the exterior face of the property;
 - b) keep records of attempts to contact relevant owners for permission to conduct preconstruction survey (e.g. records of registered mail);
 - c) keep record of refusal by owner to allow access to conduct survey.

Section E: Areas of responsibility when there are more than one builder in the project

17. For projects with main Qualified Person (QP) and main Builder appointed for all 3 types of works (i.e. demolition, piling and excavation works), main builder to conduct pre-construction survey covering the largest of the minimum zones for the proposed 3 types of works
18. For projects with main Qualified Person appointed, but different QP and Builder are appointed for demolition, piling and excavation works, the main QP is to instruct the first appointed builder for the site to carry out pre-construction survey covering the largest of the minimum zones for the proposed 3 types of works. Each builder will be responsible for distributing the reports to the owners of the surrounding properties according to their respective zone of pre-construction survey for their works.
19. In the event that there are any damage to properties within the respective builder's zone of pre-construction, developer/Qualified Person should facilitate the rectification works before the next type of works commence.

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Guidelines on Preconstruction Survey

26 Feb 2016

Building Engineering Group
Building and Construction Authority

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Professionals in charge of each project are strictly advised to do an independent assessment and verification to determine if the information provided in this guide is adequate and sufficient for the needs of their project.

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1. Introduction

Introduction

- The Building Control Regulations requires that where any demolition of any building, or any piling or foundation works, any tunnelling works, or any site formation works (including excavation works) are to be constructed or carried out, the builder shall, before commencing such works, carry out a pre-construction survey to establish the condition of existing buildings and structures adjacent or in otherwise close proximity to the building works.
- In recent years, feedbacks on damage arising from project developments received by BCA showed that some cases extend beyond the zone of preconstruction survey adopted by builders.

Introduction (cont'd)

- This guideline outlines the minimum zones of preconstruction survey to be conducted for project developments involving demolition, piling and excavation works.
- QP should review the survey report and identify any pre-existing structural defect for all the buildings being surveyed. As part of the impact assessment report required under Regulation 33, the QP shall specify on plan the necessary preventive and protective measures to be taken to prevent damage to the adjacent buildings arising from the works.

2. Demolition Works

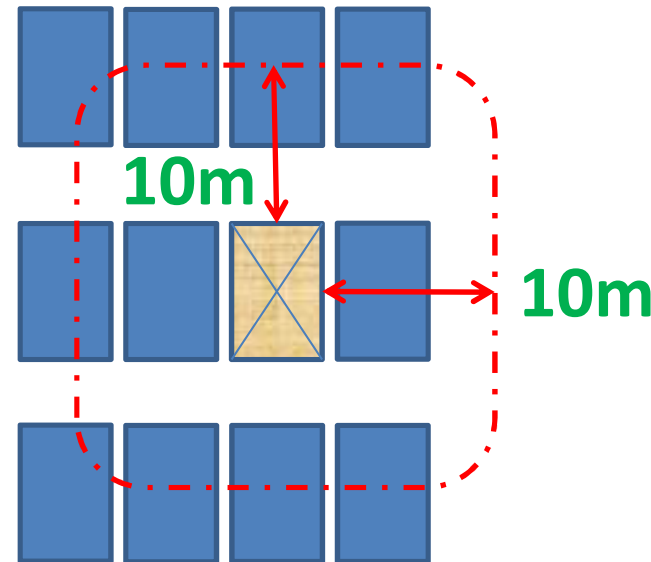
Table 1. Guidelines for Demolition Works

Type of Development	Guidelines for Demolition Works
	Minimum zone of pre-construction survey (from the edge of building to be demolished)
Demolition for landed development	10 m
Demolition for building up to 5 storey height	35 m
Demolition for building more than 5 storey height	50 m

Demolition for Landed Development

A1. **Demolition works** (demolition of substructure below ground water level, if any, will be classified under ERSS works)

- **Preconstruction survey:** for a zone of not less than 10 m from the edge of building to be demolished.

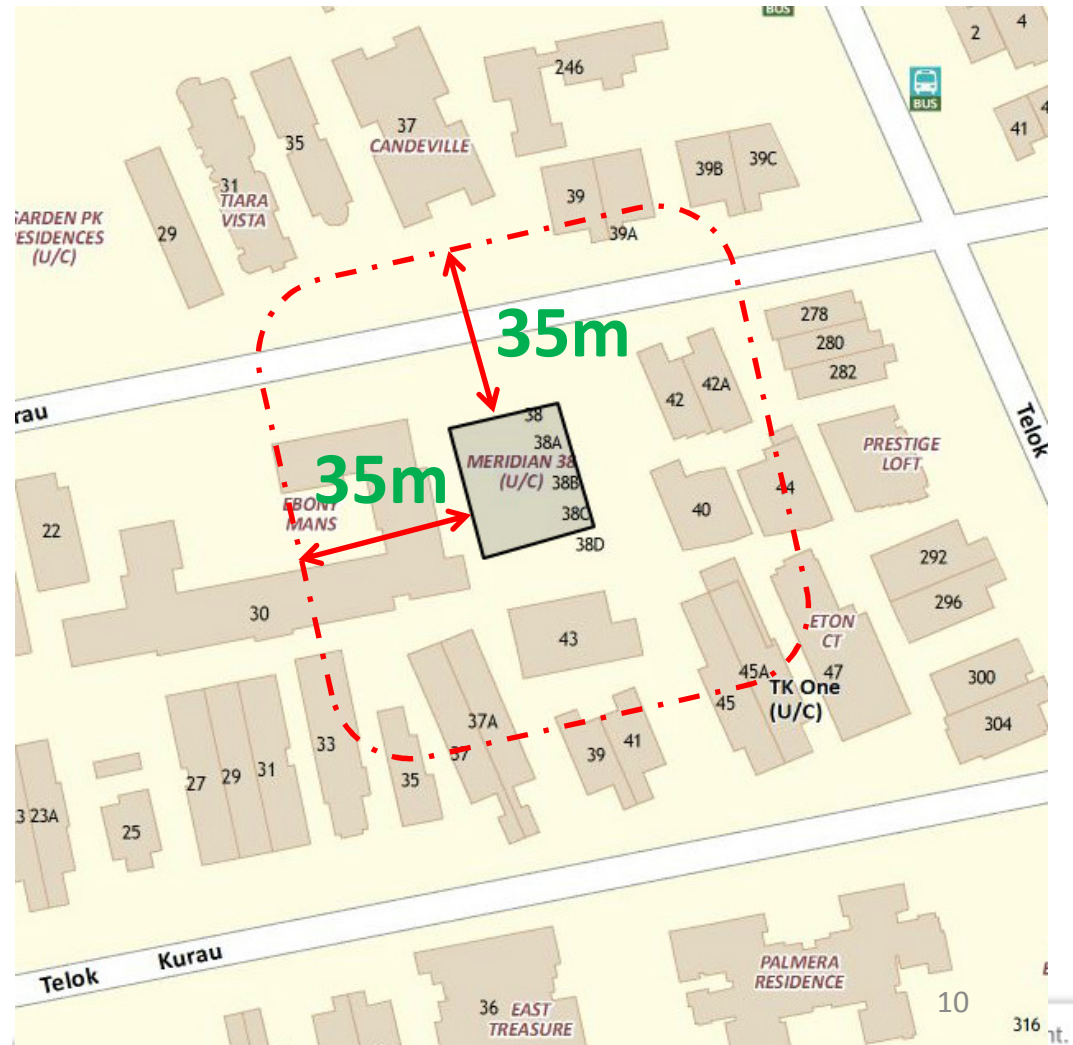


All soil types

Demolition for Building up to 5 Storey Height

A2. **Demolition works** (demolition of substructure below ground water level, if any, will be classified under ERSS works)

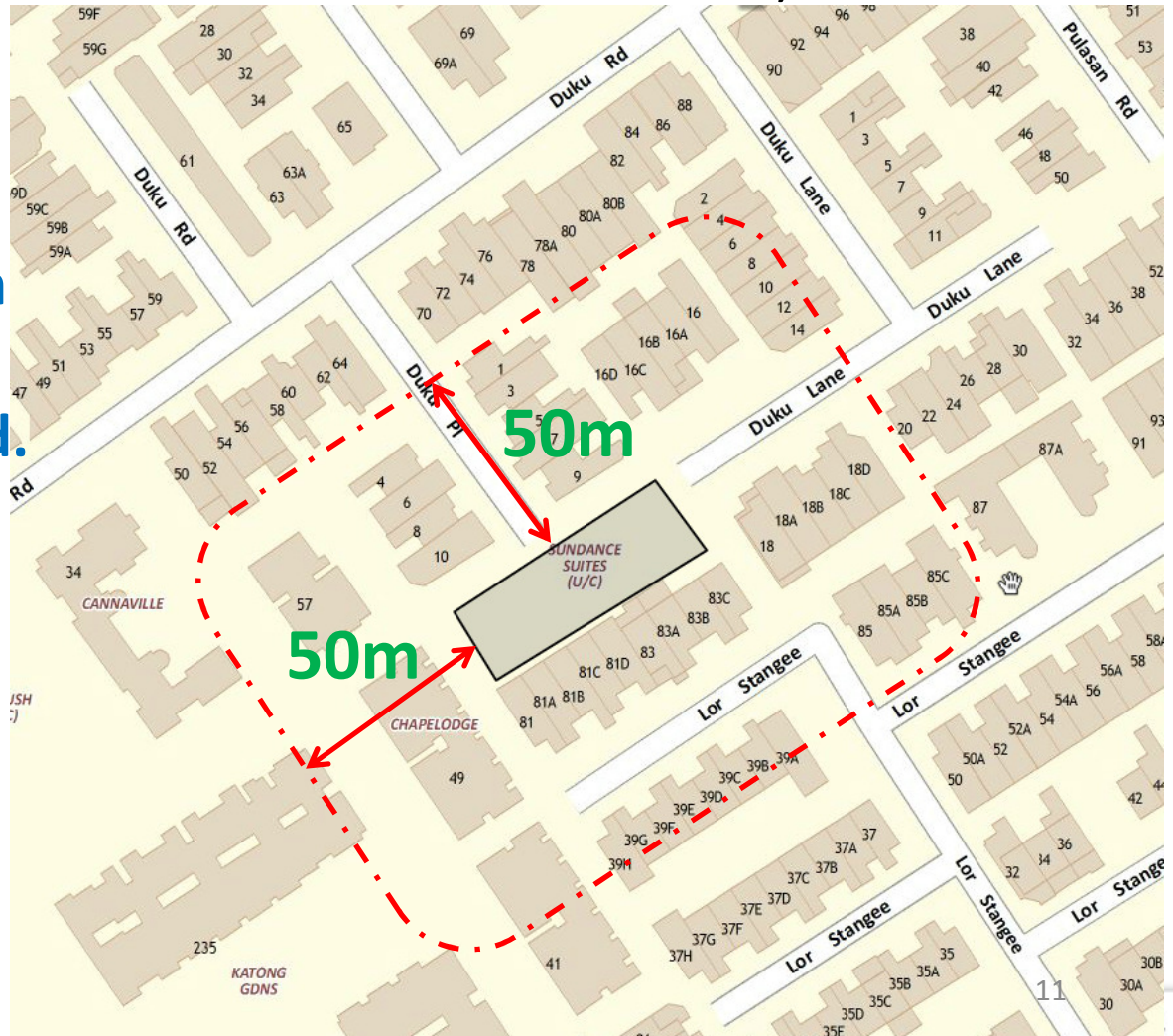
- **Preconstruction survey:** for a zone of not less than 35 m from the edge of building to be demolished.



Demolition for Building more than 5 Storey Height

A3. **Demolition works** (demolition of substructure below ground water level, if any, will be classified under ERSS works)

- **Preconstruction survey:** for a zone of not less than 50 m from the edge of building to be demolished.



3. Piling Works

Table 2. Guidelines for Piling Works – Landed Development

Type of Piles	Guidelines for Piling Works for Landed Development
	Minimum zone of pre-construction survey
Non-displacement piles and small displacement piles such as micro bored pile, steel H-piles	10 m
Displacement piles such as RC piles, jacked-in steel pipe piles (closed ended)	20 m

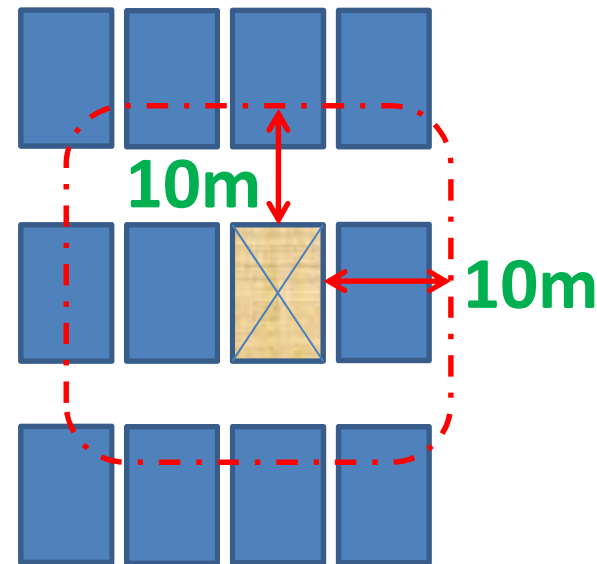
Table 3. Guidelines for Piling Works – Non-Landed Development

Type of Piles	Guidelines for Piling Works for Non-Landed Development
	Minimum zone of pre-construction survey
Non-displacement piles and small displacement piles such as bored pile, steel H-piles	40 m
Displacement piles such as RC piles, spun piles, jacked-in steel pipe piles (closed ended)	60 m

Piling Works for Landed Development

B1. **Piling works:** Non-displacement piles and small displacement piles such as bored micro piles, steel H-piles

- Preconstruction survey: for a zone of not less than 10m from project site boundary



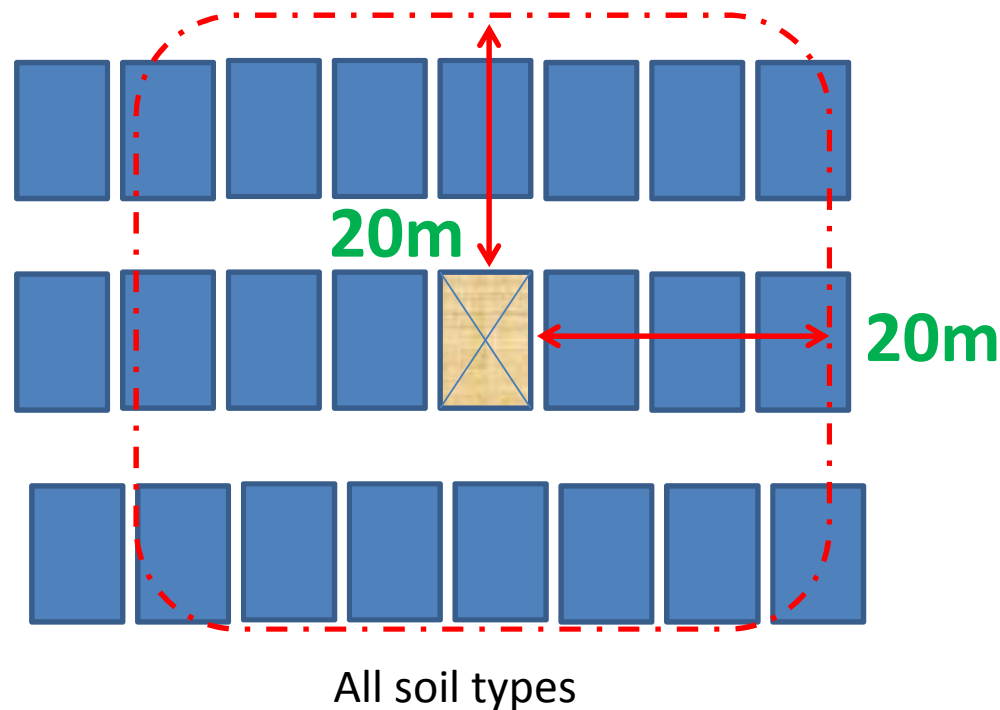
All soil types

Piling Works for Landed Development

B2. **Piling works:** Displacement piles such as RC piles, jacked-in steel pipe piles (close ended)

Preconstruction survey:

- All types of soils: for a zone of not less than 20m from project site boundary

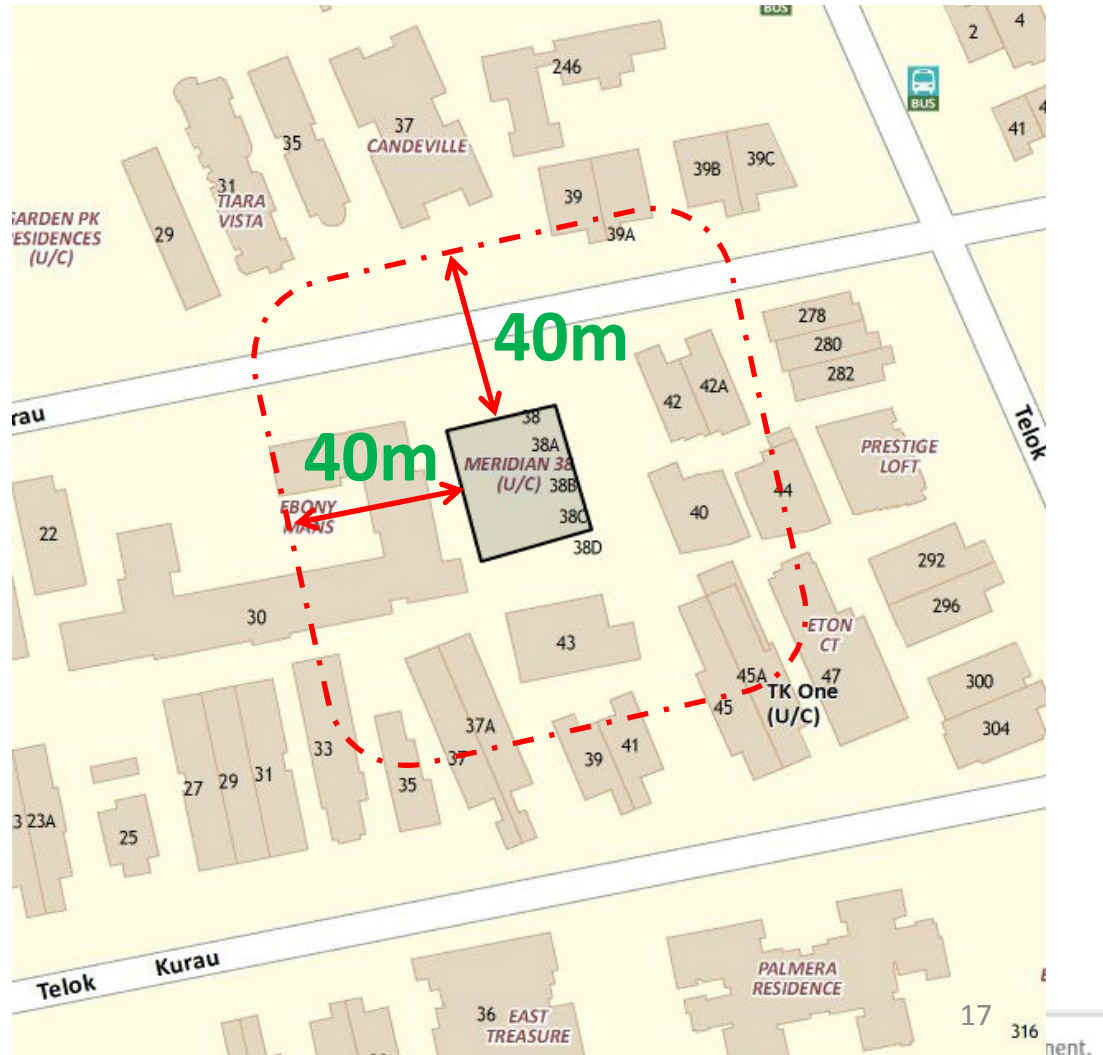


Piling Works for Non-Landed Development

B3. **Piling works:** Non-displacement piles and small displacement piles such as micro bored pile, jacked-in steel H-piles

Preconstruction survey:

- All types of soils: for a zone of survey of not less than 40 m from project site boundary

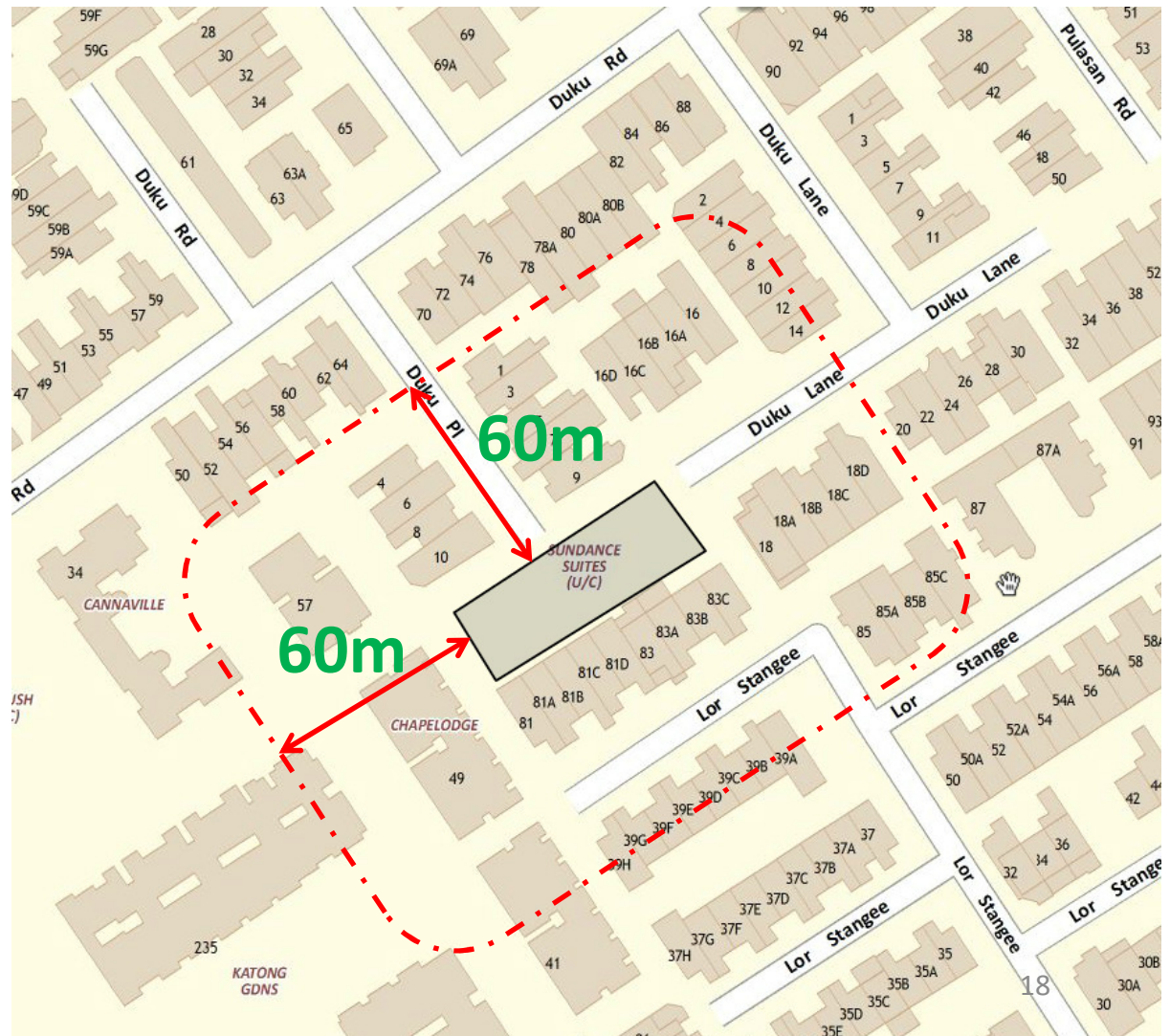


Piling Works for Non-Landed Development

B4. **Piling works:** Displacement piles such as RC piles, jacked-in steel pipe piles (close ended)

Preconstruction survey:

- All types of soils: for a zone of survey of not less than 60m from project site boundary



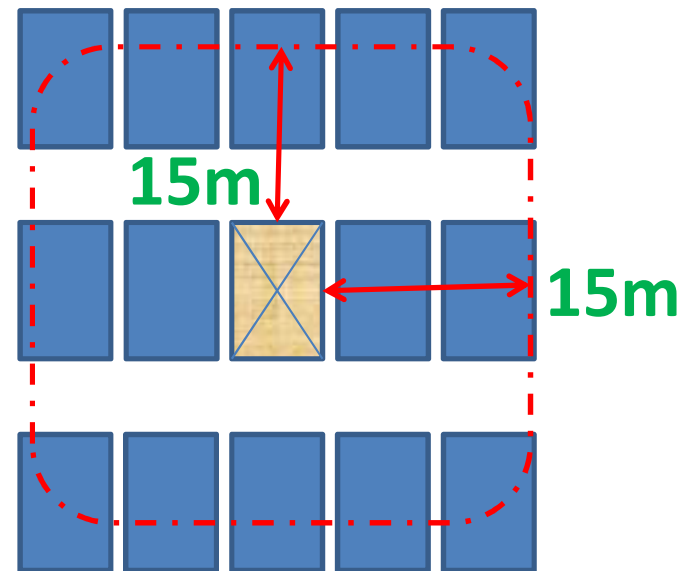
4. Excavation Works

Table 4. Guidelines for Excavation

Type of Development	Guidelines for ERSS Works	
	Minimum zone of pre-construction survey^	
Landed development	15 m	
Type of Development	Types of Soils	Minimum zone of pre-construction survey^
Non-Landed development with basement or underground space	Good soils*	30 m or 3H*
	Soft soils [†] (e.g. marine clay) without fluvial sand/peat/peaty clay	60 m or 6H*
	Soft soils [†] with fluvial sand/peat/peaty clay	90 m or 9H*
Note: - Maximum excavation depth include localise pits; ^For cases with two values, the larger of the two values should be adopted. *Good soils refer to medium dense to very dense sand and gravel, and firm to hard silt and clay. †Soft soils refer to very loose to loose sand and gravel, and very soft to soft silt and clay. * H is defined as the maximum excavation depth.		

C1. **Excavation works** for landed development

- Preconstruction survey: for a zone of not less than 15m from project site boundary

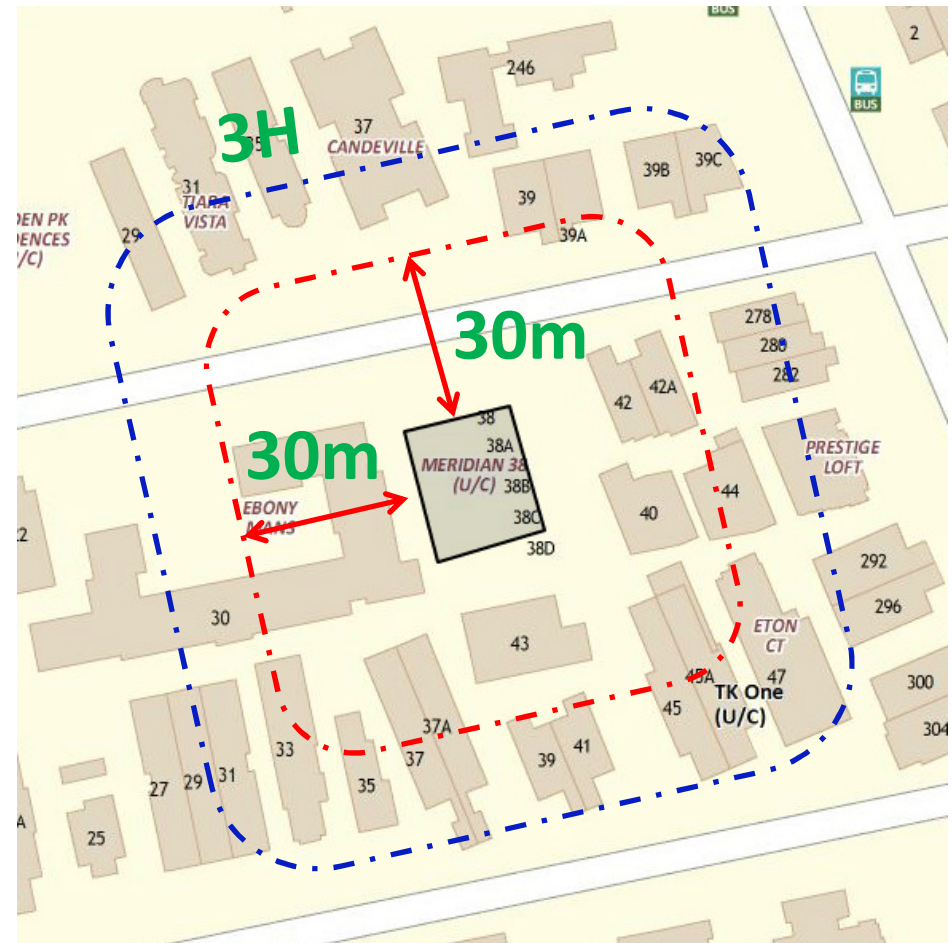


All soil types

Development with Basement or Underground Space

C2. **Excavation works** in good soil conditions

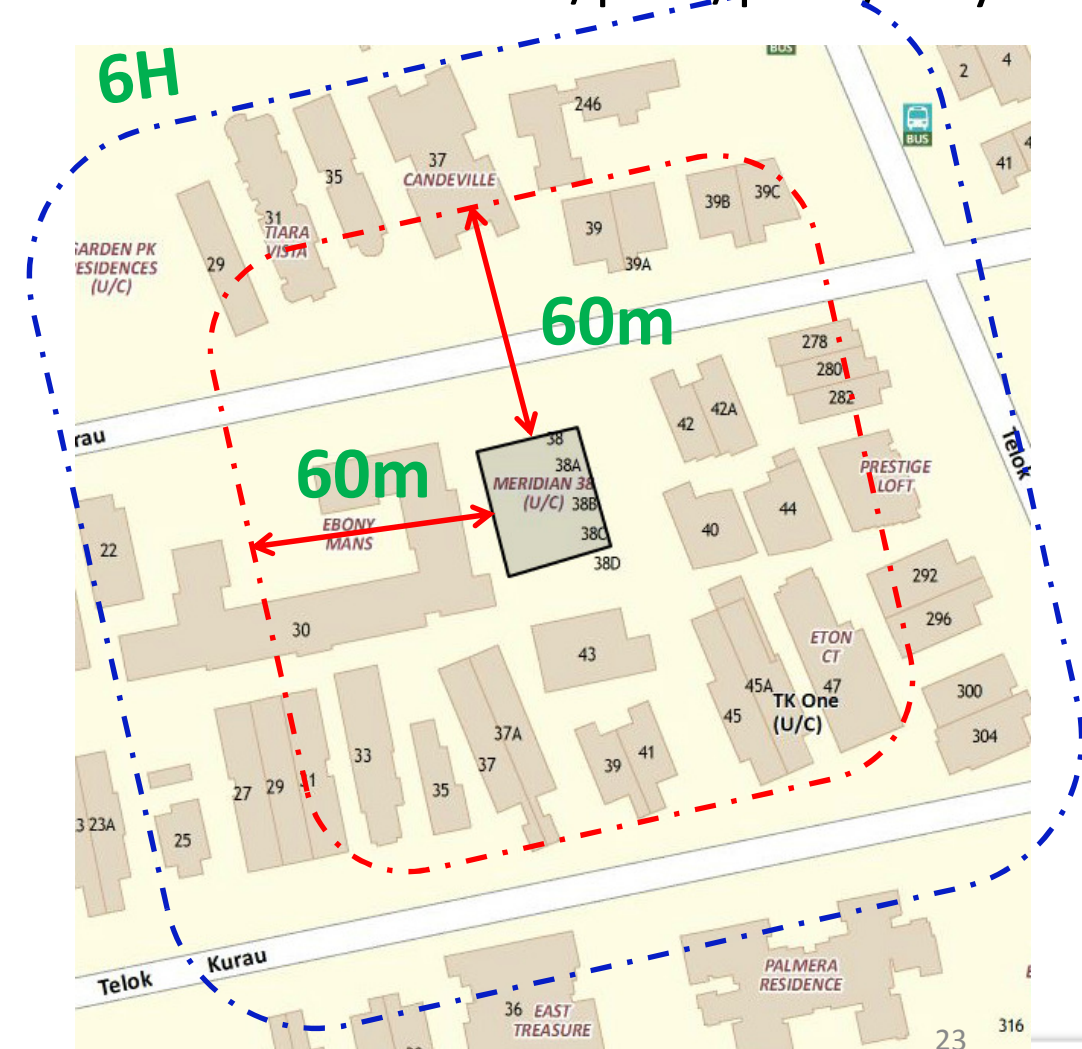
- In good soil conditions: for a zone of not less than 30 m from project site boundary or 3 times the maximum excavation depth (H), whichever is the larger of the 2 values



Development with Basement or Underground Space

C4. **Excavation works** in soft soils **without** fluvial sand/peat/peaty clay

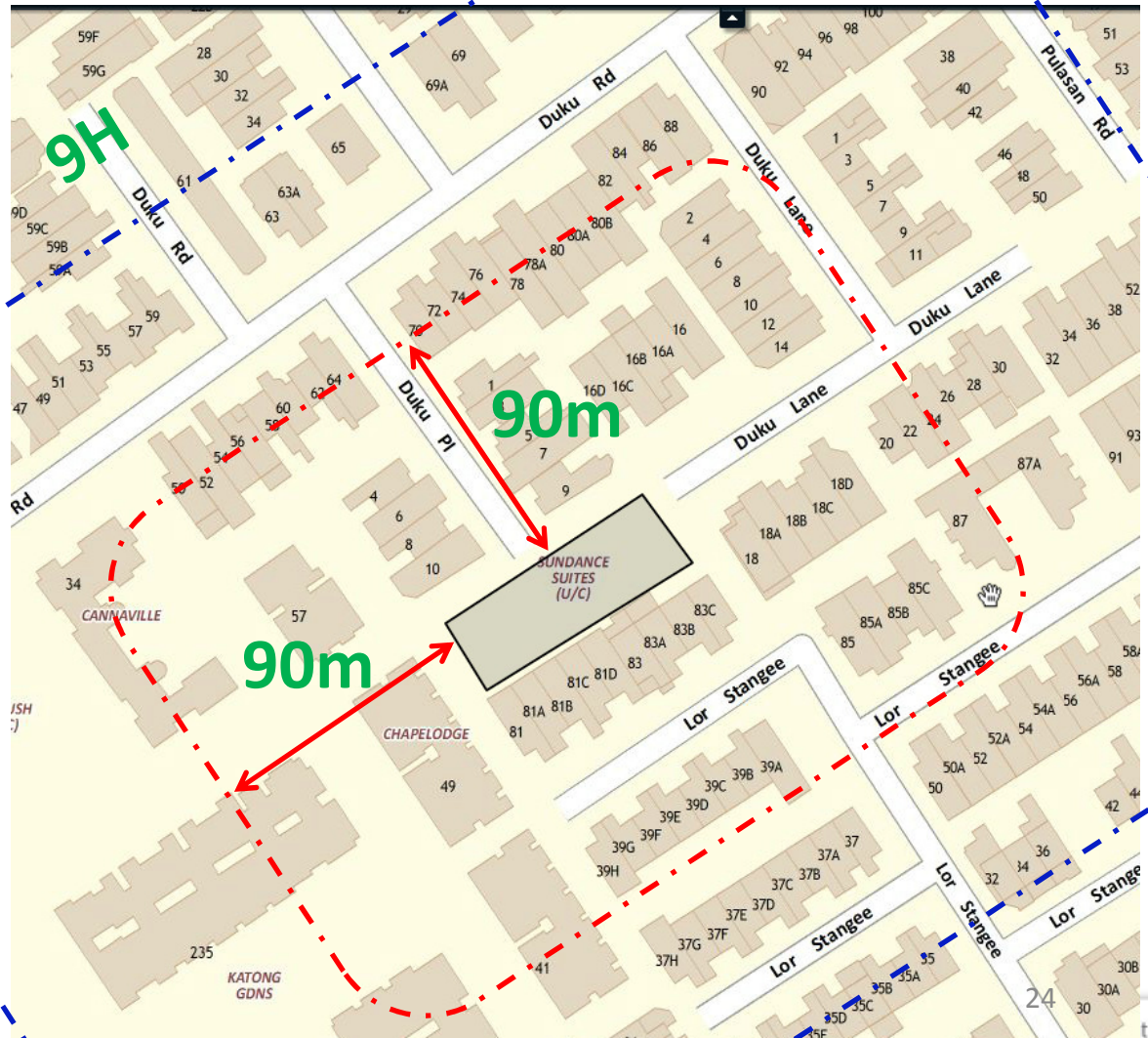
- In Soft soils without Fluvial sand/peat/peaty clay:
for a zone of not less than 60 m from project site boundary or 6 times the maximum excavation depth (H),
whichever is the larger of the 2 values



Development with Basement or Underground Space

C5. **Excavation works** in soft soils **with** fluvial sand/peat/peaty clay

- In Soft soils with Fluvial sand/peat/peaty clay:
for a zone of not less than 90 m from project site boundary or 9 times the maximum excavation depth (H), whichever is the larger of the 2 values



5. What Should Builder Do if Entry for Preconstruction Survey is Not Possible

What Should Builder Do if Entry for Preconstruction Survey is Not Possible?

- Builder to survey the exterior face of the property.
- The following records should be kept:
 - attempts to contact relevant owners for permission to conduct preconstruction survey (e.g. records of registered mail); or
 - refusal by owner to allow access to conduct survey.

6. Areas of Responsibility When There Are More Than One Builder In The Project

Areas of Responsibility When There Are More Than One Builder In The Project

Scenario 1 : Main project QP and Main Builder appointed for all 3 types of works

- Main builder to conduct pre-con survey covering the largest of the minimum zones for the proposed three types of works

Scenario 2 : Main project QP appointed; Different QP and Builder for demolition, piling and excavation works.

- Main project QP to instruct the first appointed builder for the site to carry out pre-con survey covering the largest of the minimum zones for the proposed three types of works.
- Each builder to distribute report to owners of the surrounding properties according to their respective zone of pre-con for their works.

Note: Main project QP refers to developer appointed QP for main building works

Areas of Responsibility When There Are More Than One Builder In The Project

- In the event that there are any damage to properties within the respective builder's scope of works, developer and Main project QP should facilitate and agree on the rectification works before the next type of works commence.

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