

### WHAT MCSTS SHOULD KNOW

	PERIODIC FAÇADE INSPECTION (PFI)	PERIODIC STRUCTURAL INSPECTION (PSI)
<b>PURPOSE</b>	<p><b>Check and address façade deterioration*</b> promptly, ensuring public safety</p> <p><small>*e.g spalling concrete, stones and tiles, condition of windows and externally mounted equipment and etc</small></p>	<p><b>Check and address signs of building deterioration*</b></p> <p><small>*e.g. beams, columns, floor loading conditions, unauthorised works and etc</small></p>
<b>APPLIES TO</b>	<b>All buildings over 20 years old &amp; over 13m tall</b> except landed houses & temporary buildings.	<b>All buildings</b> except landed houses & temporary buildings
<b>HOW OFTEN</b>	<b>Every 7 years</b>	Every <b>5 years (non-residential)</b> Every <b>10 years (residential)</b>
<b>WHO TO APPOINT</b>	<p><b>Competent Person (CP):</b> a Professional Engineer registered under Professional Engineers Board (PEB) or an Architect registered under Board of Architects (BOA) who has obtained “Certificate in Façade Inspection”</p>	<p><b>Structural Engineer (SE):</b> a Professional Engineer registered under Professional Engineers Board (PEB)</p> 
<b>KEY MILESTONES</b>	<ul style="list-style-type: none"> <li>• Appoint CP 2 months from Notice</li> <li>• Submit report 6 months from Notice</li> <li>• Complete repairs 2 months from Commissioner of Building Control (CBC)’s acceptance of report</li> </ul>	<ul style="list-style-type: none"> <li>• Appoint SE 2 months from Notice</li> <li>• Submit report 4 months from Notice</li> <li>• Complete repairs 2 months from Commissioner of Building Control (CBC)’s acceptance of report</li> </ul>

## KEEP YOUR BUILDING SAFE AND SAFEGUARD WHAT YOU OWN

### REGULAR MAINTENANCE IS KEY

EARLY DETECTION HELPS PREVENT SERIOUS STRUCTURAL ISSUES.



Spot issues early before they become serious or costly



Prevent hazards that could endanger the public/occupants



Use smart tools like drones or borescopes to support inspections



Start setting aside sinking funds for PFI/PSI and repair works

### WHAT TO DO

WHEN MCSTS RECEIVE A NOTICE FROM BCA?

1. Read the notice carefully - it will state if it's for PFI or PSI
2. Appoint CP/SE
3. CP/SE to carry out inspections and submit report to BCA
4. MCSTs are responsible for repairing defects identified by the CP/SE

