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Building Resilience Group

1 Sep 2026

To: Building Owners, Developers, Architects,
Engineers, Builders and Facility Managers

Dear Sir/Madam

PROACTIVE FAÇADE MAINTENANCE

Objective

1. This circular provides guidance to support building owners in planning and undertaking of proactive maintenance. It aims to facilitate systematic inspections and timely interventions to enhance façade resilience, improve public safety, and support more cost-effective building life-cycle management.

Background

2. Singapore's ageing building stock presents increasing challenges in assessing façade conditions and determining appropriate timing for maintenance or replacement during routine inspections.

3. To address this, BCA collaborated with National University of Singapore (NUS) on a study to examine how environmental factors may affect the service life of key façade materials. This study provides a scientific basis to support more informed façade maintenance planning and decision making.

Key Findings

4. The study established indicative service life estimates for three main façade material groups: structural alloys, polymers and cement-based materials. These estimates provide a useful reference to support maintenance planning.

5. The table below presents the estimated service life of selected façade materials in ascending order:

Material	Estimated Service Life
Tile adhesive	10 years
Polymer gaskets	18 years
Aluminium rivets	22 years

Fibre-cement boards	30 years ^[1]
Structural sealants	38 years
Plaster	50 years (degradation starts around 30 years)
Weather sealants	50 years (degradation starts around 35 years)
Structural steel & aluminium	More than 40 years

These estimates are indicative and may vary depending on building design, exposure conditions, workmanship, and maintenance practices.

Proactive Maintenance Guidelines

6. Building owners and facility managers are encouraged to adopt the following practices:

- Prioritise materials with shorter service life**
Components such as adhesives, fixings and gaskets should be monitored more closely, as they are more likely to deteriorate earlier.
- Carry out targeted inspections**
Inspections should include visual and, where appropriate, simple tactile checks for signs such as cracking, water infiltration, gasket deterioration, and corrosion of aluminium components.
- Undertake timely interventions**
Where deterioration is identified, building owners should consider carrying out off-cycle inspections and repairs, rather than deferring actions until the next Periodic Façade Inspection.
- Engage qualified specialists where necessary**
For complex façade systems or where structural fixing concerns arise, building owners should seek advice from qualified professionals for detailed investigation, appropriate material selection, and supervision of repair works.
- Exercise care in material selection for external use**
Materials that are more prone to deterioration, such as calcium silicate board and timber cladding, should be carefully considered for exterior applications, particularly where they may be exposed to harsh environmental conditions or where detailing and installation may affect durability.

7. Building owners implementing these practices may refer to the updated Periodic Façade Inspection (PFI) guidelines for further information on inspection procedures and

¹ Degradation at the fixing region, including corrosion of fixing due to constant wet conditions, may lead to earlier failure.

the study findings at <https://www1.bca.gov.sg/regulatory-info/building-control/periodic-façade-inspection-pfi>.

8. The information set out in this circular is provided for building owners' reference and consideration, together with other information that may be relevant. As the conditions of each building may differ from the assumptions of the study, building owners must consider the specific conditions of their building(s) and obtain professional advice as may be appropriate. For the avoidance of doubt, the Building and Construction Authority is not liable for any failure or defects in building facades arising from building owners' reliance on the information in this circular.

Clarification

9. We would appreciate it if you could convey the contents of this circular to the members of your organisation. For clarification, please contact us at 1800-3425 222 or submit your enquiry through BCA's Online Feedback Form (<https://www2.bca.gov.sg/feedback/>).

Yours faithfully



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