Role of Professional Engineers

- Inspect building structures, including earth retaining walls, columns, beams and flat slabs.
- Recommend how structural defects – such as steel corrosion, cracks, deflection – should be repaired.

Examples of structural defects found in a building

- Brick/block wall (non-structural)
- Structural beam
- Steel bars corrosion and spalling concrete
- Corroded steel connection
- Cracked and spalling concrete on column

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Periodic Structural Inspection

Structural defects in a building can occur over time due to deterioration, wear and tear, overloading, and poor maintenance. They must be repaired to maintain the building’s structure and to prevent failures. Regular inspection is the key to protecting the health of a building’s structure.

It is required by law – under the Building Control Act – for building owners to conduct periodic structural inspections once every ten years for residential buildings* and once every five years for others.

* Detached, semi-detached, terraced or linked houses which are exclusively used for residence, as well as temporary buildings, are exempted.

Why regular inspection?

Buildings serve the needs of the people using them. It is important that they remain structurally sound so that they do not pose a safety hazard to occupants and members of public.

How can owners play their part?

Owners have to engage a qualified Professional Engineer**, who will:
• conduct the inspection
• detect structural defects, if there are any
• recommend repairs
Owners will then carry out repairs promptly.

Examples of repairs to structural defects

** Visit www.bca.gov.sg/psi for a list of Professional Engineers and more information.