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01 December 2025

For enquiries, please contact:
Building Engineering Group (#12-01)
Tel: 1800 342 5222 (1800-DIAL-BCA) or
use our Online Feedback Form at:
<https://www.bca.gov.sg/feedbackform/>

Dear Sir/Madam

REVISION TO EARLY PRE-CONSULTATION OF STRUCTURAL CONCEPT FOR COMPLEX BUILDINGS AND INTRODUCTION OF FAST-TRACKING AND FACILITATING SCHEME FOR ADOPTION OF GOOD DESIGN PRACTICES

Objective

1. This circular informs the industry of the improvements to the early pre-consultation comprising the refinement to complex building types and the introduction of fast-tracking and facilitating scheme.

Background

2. The early pre-consultation was introduced in June 2014 and subsequently revised in March 2021, with the key objective of ensuring the structural robustness of complex buildings. The early pre-consultation has been serving its intended objective well where Qualified Person ("QP") for structural works of major complex building projects had been able to reduce the complexity and/or improve the robustness of the structural system. BCA also observed greater QP's awareness and consideration of robustness checks to prevent disproportionate collapse, hence early pre-consultation process for minor complex building projects can be simplified and expedited.
3. At the recent industry seminar on 5 Sep 2025 (BE Seminar 2025), BCA has shared on the proposed refinement to complex building types with simplified and expedited early pre-consultation process for minor complex building projects. In addition, BCA has also shared another pro-enterprise improvement to the early pre-consultation process, which now includes fast-tracking and facilitating scheme. These schemes aim to incentivise good design practices that enhance productivity, buildability and sustainability, and to foster an innovative culture among building professionals, Builders and Developers.

Refinement to Complex Building types and Early Pre-consultation process

4. BCA has reviewed and refined complex building types into major and minor complex categories. For major complex buildings, the QP will continue to request formal early pre-consultation to discuss the structural concept with BCA. For minor complex buildings, the QP can submit request for early pre-consultation together with necessary design checks to prevent disproportionate collapse. BCA will assess and may exempt formal pre-consultation if QP's design checks and robustness considerations are satisfactory.
5. Details of the various refinement to complex building types can be found in **Annex A**.

Early Pre-consultation for Fast-tracking and Facilitating scheme

6. The Fast-tracking scheme is introduced to incentivise projects that adopt good practices in structural, geotechnical and sustainable design. These practices contribute to improvements in productivity, buildability, and sustainability. Under this scheme, processing of Structural Plan (ST) submissions will be prioritised in order to facilitate fast-track approval. The level of prioritisation depends on the level of QPs' efforts in adopting good design practices in the project.

7. The Facilitating scheme is introduced to provide dedicated technical assessment, thereby facilitating acceptance for innovative and/or alternative solutions that help achieve productivity improvements, construction time and manpower savings without reduction to safety considerations and outcomes.
8. Details of Fast-tracking and Facilitating scheme can be found in **Annex E**. BCA wishes to emphasise that these pro-enterprise schemes will only work as intended if QPs and project parties, including Accredited Checkers (ACs), Builders and Developers, are able to demonstrate and meet the competency and performance required for the schemes.
9. QPs are encouraged to enquire about or submit early pre-consultation request for proposals that are applicable for Fast-tracking and Facilitating Scheme. For successful proposals, an Acceptance Letter for the Fast-tracking scheme or a Completion Letter for the Facilitating scheme will be issued to the QP.

Revised arrangement for early pre-consultation with BCA

10. BCA has also revised the contact information for the arrangement of early pre-consultation with BCA. For projects involving Complex Buildings, the QPs for structural works should submit the request form shown in **Annex D** to the Building Engineering Group via:
 - a. By Email: BCA_preconsultation@bca.gov.sg ; or
 - b. Via formsg: <https://go.gov.sg/complexstructurepreconsultation>
11. For Fast-tracking and Facilitating scheme, QPs can submit request form online via Formsg <https://go.gov.sg/fasttrackingandfacilitatingcheme>
12. We would appreciate it if you could bring the contents of this circular to the attention of your members. Should you require clarification, you may:
 - Email: BCA_preconsultation@bca.gov.sg
 - BCA's Online Feedback Form: <https://www.bca.gov.sg/feedbackform/>
 - Call: 1800 342 5222

Yours faithfully



DR TRAN CHI TRUNG
DIRECTOR, BUILDING ENGINEERING GROUP
for COMMISSIONER OF BUILDING CONTROL

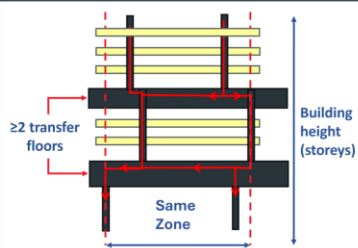
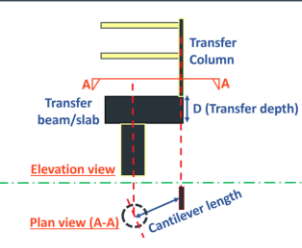
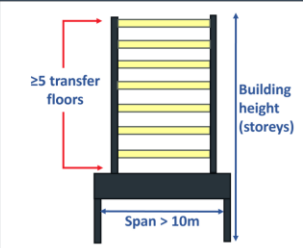
ANNEX A

COMPLEX BUILDINGS

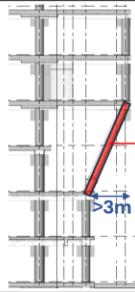
A building (excluding a bridge, viaduct, tunnel, and MRT/LRT station) is deemed to be a complex building if it consists of one or more of the following:

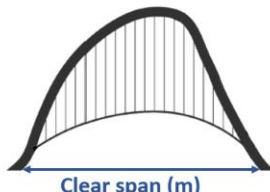
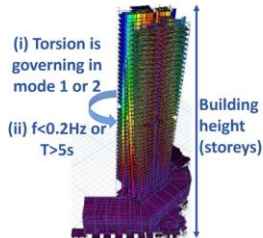
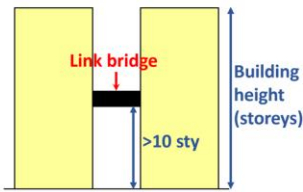
- 1) Multiple level transfer structure (2 or more transfer floors each carrying 3 or more floors) or cantilevered transfer structure (carrying 5 or more floors) or transfer structure with span of more than 10m (carrying 5 or more floors);
- 2) Non-vertical/inclined structural element (with offset of floor plate more than 3m from the edge of the floor above or below);
- 3) Structure with unconventional geometry (e.g. dome or arch-shaped) or a building (> 20 storeys) with irregular layout or behaviour (e.g. building governed by torsional mode; slender building with natural frequency < 0.2Hz; or building coupled/ connected by link bridge at height > 10 storeys);
- 4) Large span structure (with span more than 40m) or large cantilever span structure (where cantilever span is more than 8m);
- 5) Addition and alteration projects involving removal of any existing column or vertical support.

MAJOR AND MINOR COMPLEX BUILDINGS

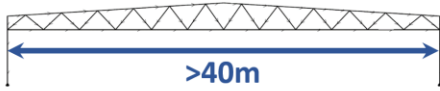
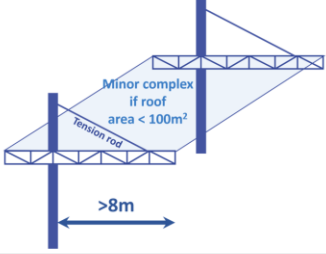
Complex Building Type – C1: Transfer Structures			
Complex			
	C1a: Multiple level transfer structure (2 or more transfer floors each carrying 3 or more floors)	C1b: Cantilevered transfer structure (carrying 5 or more floors)	C1c: Transfer structure with span of (carrying 5 or more floors) with span of more than 10m
Major	Building height ≥ 10 storeys	Cantilever length $\geq D$	ALL
Minor	Building height < 10 storeys	Cantilever length < D	NA

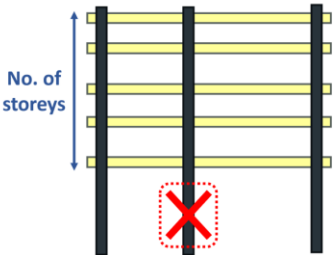
MAJOR AND MINOR COMPLEX BUILDINGS (continued)

Complex Building Type – C2: Inclined Structures	
Complex	 Non-vertical/inclined structural element (with offset of floor plate more than 3m from the edge of the floor above/below)
Major	ALL
Minor	NA

Complex Building Type – C3: Irregular Structures			
Complex	 Clear span (m)	 (i) Torsion is governing in mode 1 or 2 (ii) $f < 0.2\text{Hz}$ or $T > 5\text{s}$ Building height (storeys)	 Link bridge Building height (storeys) >10 sty
	C3a: Structure with unconventional geometry (e.g. dome or arch-shaped)	C3b: Building (> 20 storeys) with irregular layout or behaviour (e.g. building governed by torsional mode)	C3c: Building coupled/connected by link bridge at height > 10 storeys
Major	Clear span > 30m	Building height > 30 storeys	Building height > 30 storeys
Minor	Clear span ≤ 30m	Building height ≤ 30 storeys	Building height ≤ 30 storeys

MAJOR AND MINOR COMPLEX BUILDINGS (continued)

Complex Building Type – C4: Large Span/Cantilever Structures		
Complex		
	C4a: Large span structure (with span more than 40m)	C4b: Large cantilever span structure (where cantilever span is more than 8 m)
Major	ALL	Any cantilever structures (except minor complex)
Minor	NA	Cantilever roof structures with area < 100m ²

Complex Building Type – C5: A&A involve removal of existing column	
Complex	
	C5: Addition and alteration projects involving removal of any existing column or vertical support
Major	Removed column carrying > 5 storeys
Minor	Removed column carrying ≤ 5 storeys

ANNEX B
SUBMISSION PROCESS FOR APPROVAL OF BUILDING AND STRUCTURAL PLANS

- 1 During submission of structural plans for foundation works or building plans, QPs for structural or architectural works (as the case may be) will have to indicate, on the relevant application forms BPD_BP03 and BEV/A1 in Corenet, whether a structure in their project is a Complex Building. QPs for architectural works will also have to submit a form in Annex C which is to be completed by the QP for structural works to determine if there is any Complex Building in their project, together with the first building plan submission.
- 2 For a project involving any Complex Building(s), the respective QPs will also have to indicate on the application form whether early pre-consultation has been made prior to the submission. If QPs fail to arrange for early pre-consultation, it may slow down the approval process for plan submission. Hence, to enable a smoother and faster processing of plans, QPs are advised to plan ahead and come for an early pre-consultation with BCA.
- 3 For early pre-consultation, the QP for structural works should provide the following details:
 - the structural concept and design of the Complex Buildings
 - issues affecting building performance, e.g. deflection, vibration and acceleration
 - and long-term effects; measures to prevent disproportionate collapse, etc
 - the proposal on how buildability requirements can be met; and
 - tentative methods of construction.
- 4 Parties involved in the project, namely the Developer, Architect, Accredited Checker and Builder (if they are on board) should also attend the session. A Pre-consultation Completion letter will be issued after the session when queries and comments, if any, from BCA are adequately addressed.

ANNEX C

This form may take you 10 minutes to complete.

VERIFICATION BY QUALIFIED PERSON FOR STRUCTURAL WORKS ON WHETHER PROJECT FALLS UNDER COMPLEX BUILDING CRITERIA (THIS IS TO BE ATTACHED DURING FIRST PLAN SUBMISSION)			
A. PROJECT DETAILS			
1	Project Reference No.: _____ Project Title: _____ _____ Lot/Plot: _____ TS/MK: _____ House No: _____ Road: _____ _____		
2	As the QP for Structural Works of the above project, I have reviewed and confirmed that the project i) ☐ does not involve any complex building structure. ii) ☐ involves one or more of the following complex building structures: ☐ Multiple level transfer structure (2 or more transfer floors each carrying 3 or more floors) or cantilevered transfer structure (carrying 5 or more floors) or transfer structure with span of more than 10m (carrying 5 or more floors) ☐ Non-vertical/inclined structural element (with offset of floor plate more than 3m from the edge of the floor above or below) ☐ Structure with unconventional geometry (e.g. dome or arch-shaped) or a building (> 20 storeys) with irregular layout or behaviour (e.g. building governed by torsional mode; slender building with natural frequency < 0.2Hz; or building coupled/ connected by link bridge at height > 10 storeys) ☐ Large span structures (with span more than 40m) or large cantilever span structures (where cantilever span is more than 8m). ☐ Addition and alteration projects involving removal of any existing column or vertical support. ☐ Obtained a letter from our Building Engineering Group after completing pre-consultation session on the structural concept of the complex buildings. The Pre-consultation Completion Letter Reference No. is _____. Note: If such pre-consultation has not been made, please arrange for it before any building or foundation plans can be processed. These criteria do not apply to bridges, viaducts, tunnels, and MRT/LRT stations.		
B. DECLARATION BY THE QUALIFIED PERSON FOR STRUCTURAL WORKS			
<table border="1" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: bottom;"> _____ Address of Qualified Person UEN: _____ Tel No.: _____ Fax No.: _____ H/P No.: _____ </td> <td style="width: 50%; vertical-align: bottom;"> _____ Stamp & Signature of Qualified Person Date: _____ </td> </tr> </table>		_____ Address of Qualified Person UEN: _____ Tel No.: _____ Fax No.: _____ H/P No.: _____	_____ Stamp & Signature of Qualified Person Date: _____
_____ Address of Qualified Person UEN: _____ Tel No.: _____ Fax No.: _____ H/P No.: _____	_____ Stamp & Signature of Qualified Person Date: _____		

ANNEX D

Form BE-EP-ANNEX D

This form may take you 10 minutes to complete.

REQUEST FORM FOR EARLY PRE-CONSULTATION OF STRUCTURAL CONCEPT FOR COMPLEX BUILDINGS	
A. PROJECT DETAILS	
1	Project Reference No.: _____ Project Title: _____ Lot/Plot: _____ TS/MK: _____ House No: _____ Road: _____ Usage: Residential/ Commercial/ Industrial / Institutional and others No. of Storey: _____ Est. Project Cost: _____ Developer/Owner: _____ QP for Structural Works: _____ QP for Architectural Works: _____ Builder: _____
B. REQUEST FOR EARLY PRE-CONSULTATION	
2	Building Engineering Group Building and Construction Authority Email: BCA_preconsultation@bca.gov.sg Attention: Er. Dr Tran Chi Trung Dear BCA Officer I would like to request for an early pre-consultation with BCA for the project which involves the following complex structures: <u>Tick where applicable:</u> ☐ Multiple level transfer structures (2 or more transfer floors each carrying 3 or more floors) or cantilevered transfer structures (carrying 5 or more floors) or transfer structure with span of more than 10m (carrying 5 or more floors). ☐ Non-vertical/inclined structural elements (with offset of floor plate is more than 3m from the edge of the floor above or below). ☐ Structures with unconventional geometry (e.g. dome or arch-shaped) or a building (>20 storeys) with irregular layout or behaviour (e.g. building governed by torsional mode; slender building with natural frequency < 0.2Hz; or building coupled/connected by link bridge at height > 10 storeys). ☐ Large span structures (with span more than 40m) or large cantilever span structures (where cantilever span is more than 8m). ☐ Addition and alteration projects involving removal of any existing column or vertical support. Endorsement of QP for Structural Works _____ QP's contact no. and email _____ Date: _____ Note: The QP is to sign and send/email the form to the Building Engineering Group. These criteria do not apply to bridges, viaducts, tunnels, and MRT/LRT stations.

ANNEX E
FAST-TRACKING SCHEME AND FACILITATING SCHEME

