

Our Ref: APPBCA-2026-09

2 Jun 2026

Dear Sir/Madam

ADOPTION OF REVISED SINGAPORE STANDARD SS 557:2026 – CODE OF PRACTICE FOR DEMOLITION

This circular informs the industry of the publication and adoption of the revised Singapore Standard SS 557:2026 (Code of Practice for Demolition). This version supersedes the previous SS 557:2010 to reflect current demolition technologies and enhanced structural safety protocols.

Background

2 Demolition is a high-risk activity that requires rigorous planning and supervision. As Singapore's urban landscape evolves with increasingly complex high-rise structures and sustainable development goals, the Building and Construction Standards Committee has reviewed and updated the code to ensure it remains relevant to current industry practices, emerging technologies and safety expectations.

Key Changes In SS557:2026

3 The 2026 edition introduces several key changes, including the following:

a) Enhanced clarity on Structural Appraisal & Stability: In line with the BCA circular issued on 1 September 2022, soft stripping shall be undertaken to fully expose the structural framework of the building, enabling the Professional Engineer to conduct a detailed structural appraisal. For buildings exceeding 40 years of age or where concerns exist regarding the strength or quality of the concrete, suitable tests shall be carried out to verify structural integrity.

b) Expanded requirements prior to demolition works: The revised standard covers a wider range of structure types, including specific guidelines for the demolition of Prefabricated Prefinished Volumetric Construction (PPVC), Mass Engineered Timber (MET), and marine-

based structures. It also addresses demolition methods such as the use of high-reach machines and their operation and safety buffer zone management.

c) New provisions for safe working zones: The standard introduces more specific precautionary measures under various structure types, including specific risk-management protocols for prestressed and post-tensioned materials, with particular focus on the hazards of tendon de-tensioning.

d) Updated safety and environmental considerations: These include the introduction of exclusion zones and safety working spaces (under clause 7.2.4); closer alignment with SS 602:2025 regarding noise control, and the implementation of mandatory real-time dust and vibration monitoring in high-density areas.

Implementation Date

4 For all new project applications submitted to URA for Planning Permission on or after 1 Dec 2026, compliance with SS 557:2026 is expected for demolition plan submissions to BCA. In the meantime, Qualified Persons (QPs) and Builders carrying out demolition works are encouraged to commence using this revised standard SS 557:2026. Copies of the standard can be purchased at the Singapore Standards eShop. A seminar will be conducted to familiarise the industry practitioners with the latest changes in SS 557:2026.

Clarification

5 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 contact us through: • BCA's Online Feedback Form: <https://www.bca.gov.sg/feedbackform/> or call: 1800 342 5222. Thank you.

Yours faithfully



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