



MOM/OSHD/2026-03

25 September 2026

To: Developers, Occupiers, Project Consultants, Approved Scaffold Contractors, Managing Agents, Manufacturers and Suppliers of Scaffold Netting, Conformity Assessment Bodies and Relevant Industry Stakeholders.

New Scaffold Fire Safety Requirements

Scaffold fires can spread rapidly across combustible materials such as timber and scaffold netting¹; endangering workers, residents, emergency responders and members of the public. To strengthen scaffold fire safety, the Ministry of Manpower (MOM) will be introducing new requirements relating to timber scaffolds and scaffold netting under the Workplace Safety and Health (Scaffolds) Regulations 2011 (the “Regulations”) and the Fifth Schedule to the Workplace Safety and Health Act 2006 (“WSH Act”).

A. Reduction in Permissible Duration for Timber Scaffolds

2. Under Regulation 41 of the Regulations, the permissible duration for the use of timber scaffolds will be reduced from the current **nine months to three months** with effect from **1 January 2027**. The reduced duration mitigates fire risks arising from the prolonged presence of combustible timber materials. Timber scaffolds erected before 1 January 2027 may continue to be used for up to nine months, in accordance with the requirements applicable at the time of erection.

3. Exemptions may be granted on a case-by-case basis if the use of timber scaffolds is required beyond three months for valid reasons involving technical constraints that prevent the use of alternative scaffolds. For such cases, the occupier of the workplace for which the scaffold is erected should obtain an approval in writing from the Commissioner for Workplace Safety and Health (“Commissioner”) before the scaffold is erected or as soon as reasonably practicable.

B. Requirements for Fire-Retardant Scaffold Netting

4. Regulation 23 of the Regulations requires scaffolds erected on the outside of a building to be enveloped by scaffold netting to prevent construction debris from falling out. With effect from **1 March 2027**, any scaffold netting used under such conditions must comply with the fire-retardant specifications set out by the Commissioner, thereby reducing the risk of flame spread in the event of a fire. This new requirement applies to projects awarded on or after 1 March 2027.

¹ Refers to overlay or screening nets used to prevent the fall of debris.

5. To enhance fire safety along the supply chain, the Fifth Schedule to the WSH Act, which contains a list of machinery, equipment or hazardous substances subject to upstream duties, will also be revised to include scaffold netting. This places duties on manufacturers and suppliers to ensure scaffold netting are tested to meet the requisite fire-retardant specifications.

C. Acceptable Fire Test Standards

6. Based on the review conducted by MOM and the Singapore Civil Defence Force (SCDF), the Commissioner will accept scaffold netting that meets any one of the following standards:

- a. NFPA 701: 2023 - Standard methods of fire tests for flame propagation of textiles and films (Test Method 2);
- b. BS 5867-2: 2008 - Fabrics for curtains, drapes and window blinds - Flammability requirements. Specification (Type B); or
- c. JIS L 1091: 1999 – Testing methods for flammability of textiles (Category 3 of Method A-1 or Category 3 of Method A-2; and Category 2 of Method D).

D. Compliance with Fire-Retardant Requirements for Scaffold Netting

7. Manufacturers or suppliers of the scaffold netting should ensure that:

- a. a fire test report is issued by a test laboratory in accordance with one of the acceptable fire test standards;
- b. the fire test report is issued to customers such as scaffold contractors² or occupiers at the point of procurement; and
- c. every scaffold netting is labelled with an identification or batch number traceable to the corresponding fire test report.

8. Scaffold contractors or occupiers are not required to conduct the fire test for the scaffold netting, but they should ensure that the relevant fire test report is obtained from their manufacturer or supplier before the netting is installed in the workplace. They must also ensure that the test report is available onsite to MOM during an inspection or investigation.

9. In addition, from 1 March 2028, fire-retardant scaffold netting will be required to be certified by certification bodies accredited by the Singapore Accreditation Council. This new certification scheme ensures product compliance through independent third-party verification, in line with established industry practice. More details will be shared ahead of its implementation.

² Refers to the responsible person, under regulation 23 of the Regulations, who shall ensure that scaffold netting is installed.

E. Fire Safety Management Measures

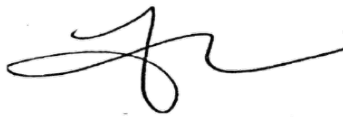
10. Along with the new scaffold fire safety requirements, owners of buildings where scaffold works are carried out are reminded to reinforce existing fire safety practices by implementing the fire safety management measures provided in Annex A.

F. Additional Information

11. Stakeholders are strongly encouraged to review project schedules, procurement arrangements and contractual obligations early to ensure compliance with the new requirements. The following documents should be read together with this circular:

- a. Frequently Asked Questions;
- b. Workplace Safety and Health Act
- c. Workplace Safety and Health (Scaffolds) Regulations; and
- d. any other related guidance material issued by MOM.

12. For further queries, please contact MOM at 6438 5122 or email mom_oshd@mom.gov.sg.



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Encl: Annex A – Fire Safety Management Measures
Annex B – Additional Information and References

Annex A – Fire Safety Management Measures

1. Fire Safety Management Measures (For Occupied Buildings)

- a. **Ensure all fire-safety systems are in good working condition**
Check alarm systems, extinguishers, hose reels, rising mains, hydrants, sprinklers, exit signs, emergency lighting, ventilation systems, etc.
- b. **Familiarise occupants with evacuation procedures (for non-residential buildings)**
Conduct evacuation drills
- c. **Keep fire-safety provisions accessible**
Ensure rising mains, hose reels, hydrants, fire engine access roads and accessways remain unobstructed at all times
- d. **Increase fire-watch vigilance**
Ensure personnel are alert to early signs of fire.
- e. **Remove fire hazards**
Keep combustible materials and potential ignition sources away from scaffolding/netting to prevent fires, and ensure escape routes are kept clear and unobstructed at all times.
- f. **Comply with fire safety requirements**
Ensure works do not obstruct or adversely affect existing fire safety provisions (e.g., Fire Code Clause 9.9.4).

2. Fire Safety Management Measures (For Unoccupied Buildings)

- a. **Increase fire-watch vigilance**
Ensure personnel are alert to early signs of fire.
- b. **Remove fire hazards**
Keep combustible materials and potential ignition sources away from scaffolding/netting to prevent fires, and ensure escape routes are kept clear and unobstructed at all times.
- c. **Comply with fire safety requirements**
Ensure fire safety requirements for buildings under construction are met (e.g., Fire Code Clause 9.9.3).

Annex B – Additional Information and References

Subject	Resources
Frequently Asked Questions (FAQs) on New Scaffold Fire Safety Requirements	 https://go.gov.sg/faq-new-scaffold-fire-safety-requirements

Further information:

1. Ministry of Manpower (MOM) – Occupational Safety & Health Division (OSHD)
<http://www.mom.gov.sg/workplace-safety-health/Pages/default.aspx>
2. Workplace Safety & Health Council (WSHC)
<https://www.tal.sg/wshc>

Normative references:

1. Workplace Safety and Health Act 2006
2. Workplace Safety and Health (Scaffolds) Regulations 2011
3. SS 659: 2020 - Code of practice for scaffolds
4. NFPA 701: 2023 - Standard methods of fire tests for flame propagation of textiles and films
5. BS 5867-2: 2008 - Fabrics for curtains, drapes and window blinds - Flammability requirements. Specification
6. JIS L 1091 - Testing methods for flammability of textiles