

Effective Date

5 The Code on Accessibility in the Built Environment 2025 will take effect from 1 November 2025. Its provisions will apply to:

- a) building works for which the first set of plans is submitted to the Commissioner of Building Control (CBC) for approval; or
- b) building works for which plans would have been required to be submitted to CBC for approval,
on or after 1 November 2025.

For Clarification

6 Please share the contents of this circular with members of your organisation. For any clarifications, please contact us at 1800-3425222 or submit your enquiry through our online feedback form at www.bca.gov.sg/feedbackform.

Yours faithfully



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for COMMISSIONER OF BUILDING CONTROL

Annex A

MEMBERS OF THE CODE REVIEW COMMITTEE

Government Agencies

- 1) Building and Construction Authority (BCA) – Chair
- 2) Housing and Development Board (HDB)
- 3) Land Transport Authority (LTA)
- 4) National Parks Board (NParks)
- 5) Urban Redevelopment Authority (URA)

Industry Associations

- 6) Real Estate Developers Association of Singapore (REDAS)
- 7) Singapore Institute of Architects (SIA)

Institutions

- 8) National University of Singapore (NUS)
- 9) Singapore University of Technology and Design (SUTD)
- 10) Singapore Association for Occupational Therapists (SAOT)

Social Service Agencies

- 11)



Annex B

REVISIONS IN CODE ON ACCESSIBILITY IN THE BUILT ENVIRONMENT

S/N	Revisions in Code 2025	Provisions in Code 2019	Remarks
1.0	General		
a	Functional Intent statements are introduced at the start of each section or chapter.	-	New addition. Functional Intent statements articulate the purpose and intended function of accessibility features and building facilities. These statements help designers understand the expected accessibility performance requirements while offering guidance on design compliance and potential alternative solutions.
b	Notes are incorporated within specific clauses.	-	New addition. Notes describe situations where requirements need not apply or may be varied.
c	Advisories are introduced in various sections.	-	New addition. Advisories outline best practices that, whilst not mandatory, are strongly recommended by the disability community.
d	Chapter 6 - Consolidation of topics: Family Car Parking; Diaper Changing Station; Child Protection Seat; Child-Sized Wash Basin and Water Closet; Child-Friendly Urinal; Individual Family Washroom; Lactation Room.	Clause 6.9; Appendix A; Appendix C	Reorganisation. Requirements for family-friendly provisions have been consolidated into a single chapter for ease of reference.
e	Chapter 7 - Consolidation of topics: Accessible Rooms, Guestrooms and Serviced Apartments; Student Hostels, Halls of Residences and Dormitories; Purpose-built Workers Dormitories.	Clauses 2.2, 2.3.3, 2.3.4 and 2.3.6; Clause 6.10	Reorganisation. Requirements for dwelling and accommodation facilities have been consolidated into a single chapter for ease of reference.
f	Chapter 9 - Consolidation of topics: Illumination; Controls and Operating Devices; Handrails; Grab bars; Seating and Eating Spaces for Wheelchair Users; Hearing Enhancement Systems; Warning Tactile Ground Surface Indicators.	Clause 4.7; Clauses 6.1, 6.2, 6.3, 6.7 and 6.8; Appendix D	Reorganisation. Requirements for various building components and devices have been consolidated into a single chapter for ease of reference.



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S/N	Revisions in Code 2025	Provisions in Code 2019	Remarks
2.0	Accessibility in the Built Environment		



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S/N	Revisions in Code 2025	Provisions
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S/N	Revisions in Code 2025	Provisions in Code 2019	Remarks
5.2	Vertical Circulation		
a	Ramp		
i	Clause 4.5.2 - Permanent contrasting colour bands for ramps with vertical rise 15 mm.	Clause 4.5.2 - Application of colour bands or detectable warning surfaces.	Standardised the use of colour bands at accessible ramps.
ii			



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S/N	Revisions in
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S/N	Revisions in Code 2025	Provisions in Code 2019	Remarks
vii	Clause 4.8.2.7 - New requirements for destination control systems (DCS) .	-	New addition to ensure lift accessibility when using destination control systems.
viii	Clause 4.8.2.8 - Keypad requirements for DCS .	Clause 4.9.5.2.1 - General keypad requirements.	
d	Lifts Designated for Wheelchair Users		
i	Clause 4.9.1.3 - Clear floor space requirements in accordance with Table 3 (1500 x 1500 mm or 1800 x 1800 mm based on building type) with Note stating that lift door and call button spaces may overlap .	Clause 4.9.1.3 - Clear floor space requirement of 1200 x 1500 mm.	Revised and simplified the lift lobby clear floor space requirements to provide greater design flexibility. Relaxation



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ii	Clause 4.10.2.2 - Platform lift size and access.	Clause 4.10.2.3	Enhanced requirements now specify straight wheelchair entry and exit paths to ensure easier access for wheelchair users.
iii	Clause 4.10.2.3 - Platform lift enclosure must comply with EN81-41 safety standards.	Clauses 4.10.2.4 and 4.10.2.5 - Basic requirements for partition height (1000 mm) and barrier/flip-up ramp.	



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d	Note to Clause 5.1.7 - An accessible changing room may be provided in-lieu of an accessible individual washroom.	Clause 5.8.1.2	Relaxation of requirement to provide design flexibility.
e	Clause 5.3.2 - Load capacity for height-adjustable bench/bed in accessible changing room.	Clause 5.8.1.3	Improved clarity by specifying 200 kg safe working load specification for height-adjustable bench/bed.
f	Clause 5.4.1 - Requirements for grab bars in WC cubicles for persons with ambulant mobility impairment.	Clause 5.4.1 - Basic requirement for grab bars on both sides.	Improved clarity by providing detailed requirements for grab bar and flip-up grab bar.
g	Clause 5.4.3 - Requirements for doors for WC cubicles for persons with ambulant mobility impairment.	Clause 5.4.3	Improved clarity by indicating the minimum clear space requirement between water closet and door.
h	Clause 5.5.3 - Height range of flush controls.	Clause 5.5.4 - Flush controls located at max height of 1200 mm from the floor.	Improved clarity by specifying the acceptable height range (900-1200 mm from floor).

i Clause 5.7.2.4 - Requirement for **bathtub grab bar** re



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m	Clauses 5.8.11.1 to 5.8.11.3 - Consolidated requirements for sanitary facility signs .	Clause 8.4.1; Clauses 8.5.4.2 and 8.5.4.3; Clause 8.5.5.3	Improved clarity by consolidating requirements and clarifying the signage requirements for various sanitary facilities such as mounting height and tactile/Braille provisions.
7.0	Chapter 6 Family-friendly Provisions		

- a Clause 6.1.3 - **Lactation room** required in more building types with revised GFA thresholds in



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b	Clause 7.1.2 - Requirement for accessible route width connecting to common facilities .	Clause 7.1.2	Improved clarity for accessible routes.
c	Clause 7.1.3 – Open scupper drain (150 mm width, 50mm depth) along accessible corridors.	-	Relaxation to permit an open scupper drain within the required clear width of accessible corridors for water drainage purposes.
d	Clauses 7.1.5, 7.1.7 and 7.1.8 - Requirements for residential units: accessible entrance, 1000 mm clear route width to bathroom, and switch/socket outlets .	-	Enhanced requirements and improved clarity to enhance accessibility.
e	Clause 7.3.3 and Table 7 - Requirements for bathroom for future retrofitting : simplified requirements for doorway and clear floor space .	Clause 7.3 and Table 6	Revised and simplified requirements . Simplified wheelchair manoeuvring space requirement to provide greater design flexibility.
f	Clause 7.3.4(d) - Requirement for 450 mm clear space beside water closet for future grab bar installation.	-	Improved clarity to facilitate future accessibility modifications, supporting ageing-in-place.
g	Clauses 7.5.1, 7.6.1 and 7.7.1 - Standardised accessible route width requirements for all facilities.	-	Enhanced requirements for Accessible Rooms, Guestrooms and Serviced Apartments; Student Hostels, Halls of Residence and Dormitories; Purpose-built Workers' Dormitories.



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a	Clause 8.1.2.1 - Symbol of Access must be displayed to identify accessible features and facilities designed for persons with disabilities.	Clause 8.2.2.1	Enhanced requirements for signage provision to facilitate wayfinding and easy identification of accessible facilities.
b	Clause 8.1.2.2(b) and Figure 70 - Symbol of Access requirements with specific minimum size (60 mm along shorter dimension).	Clause 8.2.2.2(b)	Improved clarity on the required size of accessibility symbols to ensure clear visibility.
c	Clause 8.2.1 - Locations and facilities that require the display of sign incorporating Symbol of Access.	Clause 8.2.2.4	Enhanced requirements by specifying locations where Symbol of Access must be displayed to aid wayfinding for persons with disabilities.
d	Clause 8.3.1 - Directional signs must include Symbol of Access with indication of facility .	Clause 8.3.1	Enhanced requirements for directional signs to aid wayfinding.

e



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	1200 mm, 900 x 1200 mm clear space, max 22N force, one-hand operation without tight grasp/pinch/twist.		
c	Clauses 9.5.1.1 to 9.5.1.3 - New requirements for wheelchair seating spaces .	-	New additions to enhance access to seating areas through dedicated wheelchair spaces, unobstructed access, and improved wayfinding.
d	Clause 9.5.3.5 - Access route in front of stalls at eating establishments .	Clause 6.7.3.1 - Circulation path minimum 1200 mm wide in front of stalls.	Enhanced requirements to align width requirement with Table 3.
e	Clause 9.6.1 - Requirements for Hearing enhancement system (HES) .	Clause 6.8.1 - HES required in halls/auditoriums and at least one counter in specified facilities. Note to Clause 6.8 - recommendations for HES types and coverage.	Enhanced requirements and improved clarity by introducing size threshold and coverage as well as clarifying the affected building types. Added exemptions for residential, educational, industrial, and F&B facilities.
f	Clause 9.6.3 and Figure 80 - Requirement for the display of International Symbol for hard-of-hearing .	Clause 6.8.2 and Figure 77 - Display of International Symbol for hearing loss	Editorial update to align terminology with international standards. Enhanced requirements to display signage for HES that operates with telecoil to inform persons who are hard-of-hearing.
g	Clause 9.7.1 - Requirements for warning TGSI : dimensions for truncated domes (35 mm base, 25 mm top, 5 mm height, 50 mm spacing) with slip-resistance requirement.	Clause D.3.8.2 - Basic reference to warning indicator dimensions in Figure D5.	New additions of the specifications on TGSI.
11.0	Others		
a	Non-mandatory guidelines are removed.	Appendix A to Appendix G	



Director of Infrastructure
School Campus Department
Ministry of Education

Chief Civil & Structural Engineer
Building & Infrastructure Group
Housing & Development Board (HDB)

Deputy Chief Executive
Infrastructure & Development
Land Transport Authority (LTA)

Director
Technical Services Division
JTC Corporation (JTC)

Senior Director (Building & Estates Management)
People's Association (PA)

Director
Special Projects & Procurement Department
PUB, Singapore National Agency

Chief (Sports Facilities)
Sport Singapore

Chief Executive Officer
Urban Redevelopment Authority (URA)

Director
Building and Infrastructure
Defence Science & Technology Agency

Head (Fire Safety and Building Control)
Building and Infrastructure
Defence Science & Technology Agency

Manager (Architectural Plans)
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CEO
National Heritage Board

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Singapore Green Building Council (SGBC)