SITE INSPECTIONS REQUIREMENTS



Development & Construction Productivity Department

Building Quality Group

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TIMBER MOCK UP

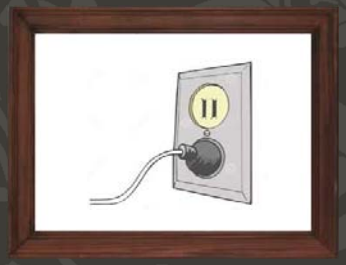
SAMPLE UNITS

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ELECTRICAL

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Building Quality Group











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CASE STUDY 1

- Provided RJ11.
- Not compliant with Authorities requirement.
- RJ45 should be provided instead to comply with COPIF 13
- No advisory note provided.



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CASE STUDY 2

- Not compliant with Authorities (SPPG) requirement.



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CASE STUDY 3

- Failure to consider the household shelter located on the abutting unit.
- May lead to possible inconsistent/ abortive works as units of similar layout without household shelter abutting might have progressed with the layout approved during TMU.



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CASE STUDY 4

- Mounting height of the socket outlet does not comply with HDB requirement.
- May lead to inconsistent mounting height with other socket outlets.



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CASE STUDY 5

- Inconsistent height of the electrical outlets due to the kitchen electrical outlets positioned to follow tile lines.
- Poor aesthetic.



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CASE STUDY 6

- Electrical outlets for bathroom are normally positioned side by side.
- Deviates from the norm.
- Poor aesthetic.



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CASE STUDY 7

- Poor positioning of pull cord station which causes inconvenience to residence when entering the bathroom.
- Pull cord has to be secured at the side of the entrance to avoid unnecessary nuisance alarm.



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CASE STUDY 8

- Failure to comply with HDB design guide.
- Over providing of lighting points in MBR.



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CASE STUDY 9

- Deviates from HDB design guide.
- Air con isolator located at an area where electrical connection is difficult.



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NEW REQUIREMENTS

- Provision of T8 lighting for Studio Apartment units or 2 room flexi - short lease.
  (*Tendered 1st March 2015 onwards*)

- Using high lumen LED light for MSCP.
  (*Tendered 1st March 2015 onwards*)

- SOP for lighting measurement.
  (*Block completed from 1st March 2016 onwards*)

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SAMPLE FORMAT

UNITED PROJECT CONSULTANTS PTE LTD

Lighting Level (Lux) Measurement Form

Project: _____

Block: _____

Area	HDB Guidelines (lux)	Reading Taken			Remarks and follow-up action
		Lighting Level (lux)	Date	Time	

Lux Meter Calibration Cert No. (attached) _____

Expiry date of Calibration Certificate _____

Checked and verified by:

M&E RTO	Main Contractor	M&E Consultant
Name: _____	Name: _____	Name: _____

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MECHANICAL

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TIMBER MOCK-UP (1)

- Actual opening of access panel and sanitary pipes within the concealed duct to be shown.
- Should be as close to the joints/cleaning eyes of the stack/sanitary pipes.





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TIMBER MOCK-UP (2)

- Location of weep-hole to be shown.
- Should not be obstructed by the future installation of kitchen counter-top.



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TIMBER MOCK-UP (3)

- Washing machine area of 650 mm x 650 mm to be marked out.
- To also take into account skirting requirement for actual units.



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TIMBER MOCK-UP (4)

- CU (standard dimension) at Air-con ledge area to be marked out.



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TIMBER MOCK-UP (5)

- At least 450 mm for accessing to air-con ledge area from service yard. And also provided for maneuvering around the air-con ledge area.







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TIMBER MOCK-UP (6)

- Air-con sleeve location to be marked out both inside bathroom and at air-con ledge area.
- Provision of Air-con Sleeve should facilitate the installation of air-con pipes in future.
- For Prefabricated Bathroom Units (PBU), more than 1 air-con sleeve might need to be provided.





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TIMBER MOCK-UP (7)

- With the use of Prefabricated Bathroom Units (PBU), false ceiling might be required throughout the whole bathroom area.

- Thus the location of U-pipe need to be considered so as to cater for the future installation of the electrical storage heater.



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SAMPLE UNIT (1)

- Stoppers for gas pipes running along fridge area of SA units.
- Stoppers might also be required for the exposed water pipe used in rental units, where applicable.



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SAMPLE UNIT (2)

- Marking out of water routing within box-up area





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SAMPLE UNIT (3)

- Ventilation opening/ louvers to be provided for gas pipe running within kitchen cabinet area.



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The End