



YSPPL Legal Flash Monthly News 2026

JANUARY

Three-year Fire Certificate (FC) Regime will commence from 1 April 2026

SCDF will implement extended Fire Certificate (FC) validity periods of three years for renewal applications with FC validity start dates from 1 April 2026 onwards to help businesses reduce regulatory compliance costs under the **Fire Safety Act**. Under this new regime, you will need to submit **renewal applications only once every three years**, at least two months prior to your FC expiry date. The need to engage a Professional Engineer (PE) to conduct annual inspections of the fire safety systems and submit the FC form certifying that they are in good working condition will continue.

Beverage Container Return Scheme will commence on 1 April 2026

Ref : [Beverage Container Return Scheme](#)



Beverage producers and retailers are to design and operationalise the Scheme. By 1 July 2026, **all plastic and metal beverage containers ranging from 150ml to 3 litres must be labelled with the deposit mark and carry a 10-cent deposit**. Between 1 April 2026 and 30 June 2026, old stocks which are not labelled with the deposit mark must be cleared.

The beverage container return scheme adopts the **Resource Sustainability (Producer Responsibility Schemes) Regulations** to manage packaging wastes. EPR aims to make producers (e.g., manufacturers, importers) responsible for the collection and end-of-life management of the products they put on the market.

Under this scheme, BCRS Ltd. will be responsible for collecting plastic and metal beverage containers for recycling on behalf of all beverage producers in Singapore for a period of seven years, from 1 April 2026 to 31 March 2033. This is an effort to extend the lifespan of Singapore's only landfill, Semakau Landfill.



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KEY HIGHLIGHTS

Starting from 1st April 2026, the following legal requirements will be implemented :

- (a) Validity of SCDF Fire Certificates (FC) under the Fire Safety Act will be extended to three years from the current one year. Applications for renewals will only be required once every three years instead. The requirements to engage a Professional Engineer (PE) to conduct annual inspections of the premises' fire safety systems will continue.
- (b) Under NEA's Beverage Container Return Scheme, a 10¢ refundable deposit will be applied on all beverage containers covered under the scheme. The deposit will be fully refunded when customers return the empty containers at designated return points. Large supermarket outlets with more than 200m² floor area will be required to set up return locations. Additional points in community spaces e.g. CC(s) will be explored.



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Code of Practice on Environmental Health 17th Edition, Dec 2025

NEA issued a circular on 1st December 2025 to inform all Qualified Persons (QPs) (i.e. Architects or Professional Engineers) on the released of a revised edition of the Code of Practice on Environment Health (COPEH). Although this largely provides guidelines on design of buildings to address environmental health concerns, it is beneficial for workplace occupiers and building owners to know the key changes in this new edition to the minimum basic design criteria.

New inputs include :

(A) Cooling Tower

1. All edges to be located at least 5 m from e.g. areas where access is not restricted to trained personnel such as occupied spaces and trafficable areas
2. All access routes such as doorways leading to the areas that is within the 5 m setback distance of the cooling towers shall:
 - i. restrict access of the areas to only maintenance staffs who understand the risk of acquiring Legionellosis from inhaling aerosol from Legionella contaminated cooling tower water;
 - ii. display clear signage to deter public from entry and instruct maintenance staffs entering this area to follow safe work procedures based on their risk assessment; and
 - iii. wear adequate PPE (e.g. fluid resistant N95 respirator).

(B) Aquatic Facilities (AF)

1. Planting strips within the AF not encouraged as it may compromise water quality e.g. contamination from pesticides and organic matter from the plants and soil.
2. A space of at least a continuous 1m buffer space along the perimeter of the AF shall be buffered to facilitate maintenance
3. At least one rinse shower, an individually piped shower head, shall be provided next to each AF (based on pool surface or splash zone area)
4. Minimum clear headroom of 1.8m (measured from finish floor level) shall be provided in the filtration and pump room to facilitate maintenance.
5. A perimeter overflow system to be provided for at least 50% of the perimeter of the pool and designed such as to avoid water stagnancy.

(C) Public Sanitary Facilities

1. Hands-free access where possible., stain-resistant wall finishes
2. Sufficient circulatory space for users and for cleaners to manoeuvre cleaning/automation equipment.
3. Child-friendly water closet, Water closet features should ease maintenance, such as rimless design and vortex flushing.
4. Regenerative media filter (utilising DE, zeolite, perlite or equivalent approved media) to be used in filtration plant



KEY HIGHLIGHTS

Changes to Code of Practice on Environmental Health

- (a) New/revised requirements under Section 2 Public Toilet and Appendix 2 Provision of Sanitary Facilities will take effect for building plans submitted from 1 June 2026 onwards.
- (b) Sections 4.2 Design Requirements for Cooling Towers, 5.2.1 Minimum design criteria for Aquatic Facilities and Appendices 3 (Illustrations of Separation Distance Measurement from Kitchen Exhaust Outlet to the Building it is Facing), 4 (Illustration of Setback Measurement of a Cooling Tower and Acceptable Structural Measures) and 5 (Details of 1 metre Buffer Measurement of an Aquatic Facility and Deck Level Channel) are existing requirements amended for better clarity and will take place with immediate effect.

The revised Code of Practice is accessible via the following link <https://www.nea.gov.sg/docs/default-source/resource/practices-copeh-2025.pdf>