

SINGAPORE STANDARD

Code of practice for construction electronic measurement standards (CEMS)

– Part 1 : Standard method of measurement (SMM)
for building works

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measurement standards (CEMS)**

– Part 1 : Standard method of measurement (SMM) for building works

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Contents

	Page
Foreword _____	9
 CODE OF PRACTICE	
0 Introduction _____	10
1 Scope _____	10
2 Guidance notes and general principles _____	11
 Section 01000000 – Preliminaries	
1 The project generally _____	20
2 The contract _____	21
3 Employer's requirements _____	22
4 Site organisation _____	25
5 Work by others or subject to instruction _____	27
6 Work by nominated sub-contractors or suppliers _____	28
7 Work by the contractor or nominated sub-contractor or nominated supplier _____	29
 Section 02000000 – Demolition and alteration works	
1 Demolition works _____	30
2 Alteration works _____	31
3 Restoration works _____	32
4 Protective works _____	34
 Section 03000000 – Piling and diaphragm walling	
1 Bakau piles _____	35
2 Timber piles _____	36
3 Pre-cast piles _____	38
4 In-situ concrete piles _____	40
5 Bored piles _____	42
6 Contiguous bored piles _____	42
7 Steel piles _____	46
8 Steel sheet piles _____	48
9 Caisson piles _____	50
10 Diaphragm walls _____	53

	Page
Section 04000000 – Excavation works	
1 Site clearance works _____	55
2 Excavation / Filling works _____	56
3 Support works _____	57
4 Site dewatering _____	57
5 Disposal of excavated material _____	58
6 Surface treatment _____	58
7 Hardcore and blinding _____	59
8 Underpinning _____	60
Section 05000000 – Concrete work	
1 Plain in-situ concrete _____	62
2 Reinforced in-situ concrete in concrete framed structures _____	62
3 Reinforced in-situ concrete in steel framed structures _____	62
4 Pre-stressed concrete _____	62
5 Pre-cast concrete where pre-cast concrete forms a major part of structure _____	74
6 Pre-cast concrete where pre-cast concrete does not form a major part of structure _____	74
7 Pre-cast pre-stressed concrete _____	74
Section 06000000 – Brickwork and blockwork	
1 Brickwork _____	76
2 Blockwork _____	79
3 Glass blockwork _____	80
Section 07000000 – Stonework	
1 Rubble work _____	81
2 Ashlar work _____	84
3 Artificial stone and similar work _____	87
Section 08000000 – Roofing	
1 Slate, shingle and tile roofing _____	88
2 Built-up membrane roofing _____	90
3 Profiled sheet roofing _____	94
4 Sheet metal roofing _____	95
5 Sheet metal flashings and gutters _____	96
6 Rainwater goods _____	97

Section 09000000 – Carpentry

1	Roofing works _____	98
2	Partitioning works _____	100
3	Ceiling works _____	101
4	Flooring works _____	102

Section 10000000 – Joinery

1	Roofing works _____	103
2	Partitioning works _____	104
3	Ceiling works _____	106
4	Flooring works _____	107
5	Fire rated doors _____	109
6	Non-fire rated doors _____	109
7	Windows _____	111
8	Staircases _____	112
9	Furniture / Fixtures / Fittings _____	113
10	Sundries / Accessories _____	115

Section 11000000 – Ironmongery

1	Supply and fix ironmongery _____	116
2	Supplying ironmongery _____	116
3	Fixing ironmongery _____	116

Section 12000000 – Structural steelwork

1	Steelwork forming major part of the structure _____	118
2	Steelwork not forming major part of the structure _____	118

Section 13000000 – Metalwork

1	Mild steel _____	122
2	Galvanised mild steel _____	122
3	Steel _____	122
4	Stainless steel _____	122
5	Copper _____	122
6	Wrought iron _____	122
7	Aluminium _____	122
8	Proprietary products _____	122
9	Specialist designed works _____	122

Section 14000000 – Wall and ceiling finishes

1	Internal in-situ finishes _____	137
2	External in-situ finishes _____	137
3	Internal sheet, tile and block finishes _____	140
4	External sheet, tile and block finishes _____	140
5	Internal fibrous plaster, plasterboard and acoustic tile finishes _____	142
6	External fibrous plaster, plasterboard and acoustic tile finishes _____	142
7	Expansion, contraction and similar joints _____	144

Section 15000000 – Floor finishings

1	Internal in-situ finishes _____	145
2	External in-situ finishes _____	145
3	Internal sheet, tile and block finishes _____	147
4	External sheet, tile and block finishes _____	147
5	Sundries / Accessories _____	149

Section 16000000 – Glazing

1	Glazing _____	150
2	Louvres _____	152
3	Mirrors _____	153
4	Domelights _____	154

Section 17000000 – Painting and decorating

1	Internal works _____	155
2	External works _____	157

Section 18000000 – Drainage

1	Excavation _____	160
2	Beds, haunchings, surrounds and coverings _____	161
3	Pipe work _____	162
4	Pipe fittings _____	162
5	Manholes, inspection chambers, interceptor traps _____	163
6	Work in existing sumps, manholes, inspection chambers, public sewers, cesspits, septic tanks, others _____	163
7	Connections to existing sumps, manholes, inspection chambers, public sewers, cesspits, septic tanks, others _____	164
8	Testing _____	164

Foreword

Since the introduction of the use of Bills of Quantities to the building trade in Singapore and Malaya from the early nineteen thirties, 'The Standard Method of Measurement of Building Works', as published in England by the Royal Institution of Chartered Surveyors, has been adopted as a broad basis for measuring building works.

The First Edition of the Standard Method of Measurement of Building Works (SMM, November 1959) aimed to standardise modifications that were made to suit individual requirements and the demands of local conditions and practice. The Second Edition (SMM2, September 1986) updated and improved provisions that were rendered obsolete by changing technology, improved methods of construction and the advent of new materials.

Continuing developments in the construction industry together with an increased awareness to improve productivity and quality, gave rise to a need to review the SMM2. Rapid advances in information technology in the last decade have made it possible for software programs to automatically extract quantities of various elements of a building or infrastructure works. The CEMS therefore defines the principles whereby the quantities should be extracted electronically and presented in an appropriate Bills of Quantities format.

This Singapore Standard was prepared by the Technical Committee on Construction Industry IT Standards (CITC) under the direction of the Information Technology Standards Committee (ITSC). A taskforce, Measure Work Group (MWG) was appointed by the Procure Work Group (PWG) of the CITC to develop the CEMS as the national standard facilitating the development of Automated Quantity Taking-Off Systems (AQTS).

The CEMS adopts the format of the 'Works section classification' of SS CP 80 : 1999 "Classification of construction cost information" (Works section classification). In addition to the incorporation of Information Technology requirements for AQTS, one major change from the previous editions of the SMM is the presentation of measurement rules in classification tables as well as the parameters for SS CP 83 : 2000 series of standards on construction computer-aided design (CAD) quality drawings and CAD layering standards. This layout is appropriate for establishing the framework for AQTS development. Tabulated rules offer clarity of presentation, ease of use and encourage clear and consistent interpretation of the rules. This approach also prepares the way for the use of standard phraseology in the future. The measurement rules have also generally been simplified and the document brought up to date to keep abreast with modern practices.

Prior to its publication, every suggestion, observation and comment received has been carefully reviewed and considered in the context of current and future practices and CEMS objectives. Where appropriate, they have been incorporated in the CEMS.

The Singapore Standard was prepared with reference to the following publications:

1. Standard Method of Measurement of Building Works (Second Edition) by the Singapore Institute of Surveyors and Valuers
2. Singapore Standard CP 80 : 1999 Classification of construction cost information
3. Singapore Standard CP 83 : 2000 Construction computer-aided design
4. Singapore Standard CP 93 : 2002 Classification of construction resources information

Acknowledgement is made for the use of information from SMM2.

NOTE

1. *Singapore Standards are subject to periodic review to keep abreast of technological changes and new technical developments. The revisions of Singapore Standards are announced through the issue of either amendment slips or revised editions.*
2. *Compliance with a Singapore Standard does not exempt users from legal obligations.*

Code of practice for construction electronic measurement standards (CEMS) – Part 1 : Standard method of measurement (SMM) for building works

0 Introduction

The Construction Electronic Measurement Standards (CEMS) provides a uniform basis for measuring building works and preparing Bills of Quantities. The CEMS sets the rules by which the quantity and quality of the works to be carried out are to be measured and described.

It also aims to provide a common standard for the production of drawn information and the development of Automated Quantities Taking-Off Systems (AQTS) software applications. The rules of measurement are presented in a structured format suited for programmers to translate them into computer codes necessary for the development of AQTS software applications from CAD drawings, subject to the state of technology at its point of development.

Under the BCA's CORENET development framework, the procurement process has been identified as an area of much potential to derive vast productivity and quality gain through computerisation and automation. One of the key considerations of the CEMS is to improve the procurement process through definition of items and/or work sections that will facilitate contractors to source for labour and materials in their construction contracts.

The CEMS therefore serves the following objectives:

- 0.1** Establishing the rules as standard methods of measurement for scheduling work items and measuring their quantities in a format that will facilitate the development of AQTS software applications;
- 0.2** Enabling easy exchange of data between CEMS, National Productivity and Quality Specifications (NPQS) and CAD drawings/objects through a data structure which supports an electronic model suitable for sharing data across applications;
- 0.3** Improving the procurement process of contractors by the relational mapping of CEMS classifications against the SS CP 93 : 2002 to enable electronic procurement of construction products, materials and services.

1 Scope

This standard comprises:

- 1.1** Guidance notes and general principles (rule 2 herein)
- 1.2** Measurement rules for items related to building works (sections 01000000 to 18000000)

The CEMS fulfills a bridging role by adapting current practices as well as defining the standards for future AQTS applications. As such, the items in the CEMS are both general and specific in terms of elemental breakdowns, work sections and measured items. The measurement rules in the CEMS are applicable to both general and specific items. For AQTS software development purposes, the CEMS provides attributes and operation templates for Object Oriented Modelling (OOM) but is by no means exhaustive as there are multiple permutations and terminologies for a single object model.

The users of this standard may include property developers, architects, mechanical and electrical engineers, civil and structural engineers, quantity surveyors and contractors.