

STANDARD INDUSTRI PEMBINAAN

(CONSTRUCTION INDUSTRY STANDARD)

CIS 7:2021

QUALITY ASSESSMENT SYSTEM FOR BUILDING CONSTRUCTION WORKS

Descriptors: quality of workmanship, architectural, basic mechanical and electrical (M&E) fittings, external works, benchmark, site inspection, field testing, sampling

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CONSTRUCTION INDUSTRY DEVELOPMENT BOARD



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CIS 7: 2021 Quality Assessment System for Building Construction Works

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COMMITTEE REPRESENTATION

The Construction Industry Standard (CIS) was developed and reviewed by the Construction Industry Development Board Malaysia with the assistance of the Technical Committee on Quality Assessment System for Building Construction Works which comprises representatives from the following organisations:

Association of Consulting Engineers Malaysia (ACEM)

Chartered Association of Building Engineers (CABE)

Construction Research Institute of Malaysia (CREAM)

International Islamic University Malaysia (IIUM)

Jabatan Kerja Raya Malaysia (JKR)

Jabatan Perumahan Negara (JPN)

Kementerian Perumahan dan Kerajaan Tempatan (KPKT)

Master Builders Association Malaysia (MBAM)

National House Buyers Association (HBA)

Pertubuhan Akitik Malaysia (PAM)

Real Estate & Housing Developers' Association Malaysia (REHDA)

PREFACE

Construction Industry Standard (CIS 7) or better known as QLASSIC, was first introduced in 2006. The first revision of this CIS 7 was done in 2014 and the subsequent revision was made in 2021 (second revision). This second revision maintained the assessment for architectural works, basic M & E fittings and external works but dropped the assessment for Structural and M&E Works. The assessment weightage for architectural works, basic M&E fittings and external works were adjusted/prorated accordingly.

The use of Construction Industry Standard CIS 7:2021 is solely for building workmanship rating purpose and is not intended to be used as specification or compliance's requirement unless parties to a construction contract agreed to do so and shall binding the parties only.

The revision of this CIS 7: 2021 was carried out by a Technical Committee established by CIDB Malaysia represented by construction industry stakeholders.

It should be noted that the use of this standard is voluntary and compliance with this Construction Industry Standard does not of itself confer immunity from legal obligations.

QUALITY ASSESSMENT SYSTEM FOR BUILDING CONSTRUCTION WORKS

SECTION 1: GENERAL

1.1 Introduction

Quality Assessment System for Building Construction Works is an independent method to assess and evaluate primarily on the quality of workmanship of building projects based on this standard.

1.2 Objectives of Quality Assessment System for Building Construction Works

Quality Assessment System for Building Construction Works was designed and developed to enable the user to achieve any, or a combination, of the following objectives:

- a) To establish a standard assessment system for quality of workmanship of building projects
- b) To assess quality of workmanship of building projects
- c) To evaluate the performance of contractors on the quality of workmanship
- d) to benchmark the level of quality of the construction industry in Malaysia
- e) to compile data for statistical analysis

1.3 Scope of Quality Assessment System for Building Construction Works

This standard sets out the quality of workmanship for the various aspects of construction elements and marks are awarded for the works that are in compliance with the standard. These marks are then summed up to give a total quality score (%) for the building project.

The assessment consists of the following components and sub-components:

- a) Architectural Works.
 - i. Internal Finishes
 - ii. External Finishes
 - iii. Material and Functional Tests

Under the sub-component for Material & functional test, the scope covers on the following:

- a) Skim-coat/ prepacked-plaster
- b) Wet area water-tightness test

The assessment on the material and functional test help to safeguard the interest of building occupants in relation to safety, comfort and aesthetic defects which surface only after some time.

- c) Basic M&E Fittings
- d) External Works.
 - i. Infrastructure
 - ii. Facilities or amenities

Each sub - components are divided into elements, the elements are then further divided into defect groups for assessment purposes. This applies to all the above sub-components except material and functional tests.



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