

ALTERNATIVE STANDARDS OR MODIFICATION OF REQUIREMENTS FOR MAJOR ALTERATION OR REPLACEMENT OF LIFT(S) / ESCALATOR(S) [Regulations 17(4B)(a)(i) and 29(4B)(a)(i) under the Building Maintenance and Strata Management (Lift, Escalator and Building Maintenance) Regulations 2016 ("Regulations")]	
Address:	
Building Name (if any):	
Applicable Standard(s) in Part 2 of the Second Schedule	Alternative Standard(s)
List of Requirement(s)	Modification to Listed Requirement(s)

- (1) Tick the checkbox where applicable.
 - (2) *Delete where inapplicable.
 - (3) Please submit the completed form along with any required documentations in PDF format to BCA Feedback System on BCA website at <https://www2.bca.gov.sg/feedback/>
- [Ver 2.0_ Nov_2024]

ASSESSMENT BY SPECIALIST PROFESSIONAL ENGINEER

I, _____ (name and PE Reg. No. of Specialist Professional Engineer) (see note 2 in Explanatory Notes) hereby assess the following for the Commissioner of Buildings' acceptance under the Building Maintenance and Strata Management (Lift, Escalator and Building Maintenance) Regulations 2016 ("Regulations") (see Appendix D for the list of Regulations):

the alternative standard(s) listed in this schedule meets the requirement(s) equivalent to the applicable standard in Part 2 of the Second Schedule of the Regulations for major alteration or replacement of the lift(s)/escalator(s)* listed under **Appendix A**, with the details in **Appendix B** and the supporting report (see note 3 in Explanatory Notes for the report requirements) given in _____ (please attach as a supporting report to this form).

OR

the modified requirement(s) listed in this schedule is/are equivalent to the requirement(s) in the listed applicable standard in Part 2 of the Second Schedule of the Regulations for major alteration or replacement of the lift(s)/escalator(s)* listed under **Appendix A**, with the details in **Appendix C** and the supporting report (see note 3 in Explanatory Notes for the report requirements) given in _____ (please attach as a supporting report to this form).

I submit all information and data in the Proposal of Alternative Standards or Modification of Requirements for Major Alteration or Replacement of Lift(s)/Escalator(s) (the "Proposal"), and all information and data in respect of and in connection with the lift(s)/escalator(s) whether submitted now or in the future, to the Commissioner of Buildings, and I consent for the Commissioner of Buildings to disclose any or all such information and data to the Building and Construction Authority, and all other public sector agencies and authorities in Singapore, who may use such information and data for: (a) exercising their powers; (b) discharging their functions; and/or (c) developing and/or promoting the built environment in Singapore and persons in the built environment sector.

Date:

Stamp & Signature:

Email address:

Address:

Tel. No.:

(1) Tick the checkbox where applicable.

(2) *Delete where inapplicable.

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**SUBMITTED BY LIFT/ESCALATOR* OWNER,
FOR THE ACCEPTANCE OF THE COMMISSIONER OF BUILDINGS**

I/We submit all information and data in the Proposal of Alternative Standards or Modification of Requirements for Major Alteration or Replacement of Lift(s)/Escalator(s) (the "Proposal"), and all information and data in respect of and in connection with the lift(s)/escalator(s) whether submitted now or in the future, to the Commissioner of Buildings, and I / we consent for the Commissioner of Buildings to disclose any or all such information and data to the Building and Construction Authority, and all other public sector agencies and authorities in Singapore, who may use such information and data for: (a) exercising their powers; (b) discharging their functions; and/or (c) developing and/or promoting the built environment in Singapore and persons in the built environment sector.

Name & Address of lift/escalator* owner

UEN: _____

Tel No.: _____

Email address: _____

Name/Signature of
Authorised Representative of
lift/escalator* owner

NRIC/ Passport No.: _____

Date: _____

ACKNOWLEDGED BY LIFT/ESCALATOR* SERVICE CONTRACTOR

We submit all information and data in the Proposal of Alternative Standards or Modification of Requirements for Major Alteration or Replacement of Lift(s)/Escalator(s) (the "Proposal"), and all information and data in respect of and in connection with the lift(s)/escalator(s) whether submitted now or in the future, to the Commissioner of Buildings, and we consent for the Commissioner of Buildings to disclose any or all such information and data to the Building and Construction Authority, and all other public sector agencies and authorities in Singapore, who may use such information and data for: (a) exercising their powers; (b) discharging their functions; and/or (c) developing and/or promoting the built environment in Singapore and persons in the built environment sector.

Name & Address of lift/escalator* service contractor

UEN: _____

Tel No.: _____

Email address: _____

Name/Signature of
Authorised Representative of
lift/escalator* service contractor

NRIC/ Passport No.: _____

Date: _____

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Appendix B – Details of Alternative Standards

ALTERNATIVE STANDARDS FOR MAJOR ALTERATION OR REPLACEMENT OF LIFT(S) / ESCALATOR(S) [Regulations 17(4B)(a)(i) and 29(4B)(a)(i) under the Building Maintenance and Strata Management (Lift, Escalator and Building Maintenance) Regulations 2016 (“Regulations”)]
Comparison of the requirements for (i) design, (ii) installation, (iii) examination, inspection and testing, and (iv) periodic maintenance of the proposed alternative standard with those of the applicable standard:
Detailed demonstration and assessment of how the proposed alternative standard with appropriate measure(s) or feature(s) meet(s) the requirements equivalent to the applicable standard in Part 2 of the Second Schedule:

- (1) Tick the checkbox where applicable.
 - (2) *Delete where inapplicable.
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Appendix C – Details of Modification of Requirements

MODIFICATION OF REQUIREMENTS FOR MAJOR ALTERATION OR REPLACEMENT OF LIFT(S) / ESCALATOR(S) [Regulations 17(4B)(a)(i) and 29(4B)(a)(i) under the Building Maintenance and Strata Management (Lift, Escalator and Building Maintenance) Regulations 2016 (“Regulations”)]
Description of the proposed modification(s) and how it/they deviate(s) from the requirements for (i) design, (ii) installation, (iii) examination, inspection and testing, and (iv) periodic maintenance in the applicable standard:
Detailed demonstration and assessment of how the proposed modification(s) with appropriate measure(s) or feature(s) is/are equivalent to the requirements of the applicable standard in Part 2 of the Second Schedule:

- (1) Tick the checkbox where applicable.
 - (2) *Delete where inapplicable.
 - (3) Please submit the completed form along with any required documentations in PDF format to BCA Feedback System on BCA website at <https://www2.bca.gov.sg/feedback/>
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 - (2) *Delete where inapplicable.
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Appendix D - Relevant Regulations under Building Maintenance and Strata Management (Lift, Escalator and Building Maintenance) Regulations 2016 (“Regulations”)

(1) According to Regulation 17:

(4) Upon completion of any major alteration or replacement works on a lift, the specialist professional engineer must examine, inspect and test every part of the lift that was altered or replaced to ensure that the design and installation of each altered or replaced part is in accordance with —

- (a) in the case of a home lift, a vertical platform lift or a stairlift —*
 - (i) the manufacturer’s recommendations for that part; or*
 - (ii) where the manufacturer’s recommendations are not available, the applicable standard in Part 2 of the Second Schedule; or*
- (b) in the case of any other lift, the applicable standard in Part 2 of the Second Schedule.*

(4A) If the design and installation of any altered or replaced part of a lift cannot be in accordance with paragraph (4), the owner of the lift may make an application to the Commissioner in the form and manner required by the Commissioner, for the requirement under paragraph (4) to be deemed fulfilled under paragraph (4B).

(4B) For the purposes of paragraph (4A), the requirement under paragraph (4) is deemed to be fulfilled if all the following conditions are met:

- (a) the specialist professional engineer has examined, inspected and tested the altered or replaced part of the lift and confirmed that the part of the lift is designed and installed in accordance with —*
 - (i) an alternative standard that the specialist professional engineer assesses to meet the requirements equivalent to the applicable standard in Part 2 of the Second Schedule; or*
 - (ii) a modification of the requirements that the specialist professional engineer assesses is equivalent to the requirements of the applicable standard in Part 2 of the Second Schedule,*
- and the Commissioner accepts the alternative standard or modification;***
- (b) any other condition that the Commissioner may impose.*

(2) According to Regulation 29:

(4) Upon the completion of any major alteration or replacement works on an escalator, the specialist professional engineer must examine, inspect and test every part of the escalator that was altered or replaced to ensure that the design and installation of each altered or replaced part is in accordance with the applicable standard in Part 2 of the Second Schedule.

(4A) If the design and installation of any altered or replaced part of an escalator cannot be in accordance with paragraph (4), the owner of the escalator may make an application to the Commissioner in the form and manner required by the

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(2) *Delete where inapplicable.

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Commissioner, for the requirement under paragraph (4) to be deemed fulfilled under paragraph (4B).

(4B) For the purposes of paragraph (4A), the requirement under paragraph (4) is deemed to be fulfilled if all the following conditions are met:

(a) *the specialist professional engineer has examined, inspected and tested the altered or replaced part of the escalator and confirmed that the part of the escalator is designed and installed in accordance with —*

(i) *an alternative standard that the specialist professional engineer assesses to meet the requirements equivalent to the applicable standard in Part 2 of the Second Schedule; or*

(ii) *a modification of the requirements that the specialist professional engineer assesses is equivalent to the requirements of the applicable standard in Part 2 of the Second Schedule,*

and the Commissioner accepts the alternative standard or modification;

(b) *any other condition that the Commissioner may impose.*

- (3) According to Part 2 of the Second Schedule, below are the applicable standards for the major alteration or replacement of lifts and escalators:

Part of a lift or escalator on which major alteration or replacement works are carried out	Standard
1. Any part of a home lift	(a) SS 550:2009 as amended by Amendment No. 1, Amendment No. 2 published in January 2017 (b) Directive 2006/42/EC
2. Any part of a vertical platform lift	(a) EN 81-41:2010 (b) ASME 18.1-2014 (c) Directive 2006/42/EC
3. Any part of a stairlift	(a) EN 81-40:2008 (b) ASME 18.1-2014 (c) Directive 2006/42/EC
4. Any part of any other lift	SS 550:2009 as amended by Amendment No. 1, Amendment No. 2 published in January 2017
5. Any part of an escalator	SS 626:2017 Note: Despite anything in these Regulations, SS CP 15:2004 continues to apply to the design and installation of a part of an escalator in respect of which the owner of the escalator has in writing notified, before 15 April 2019, the Commissioner about the major alteration or replacement works on the escalator.

(1) Tick the checkbox where applicable.

(2) *Delete where inapplicable.

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Appendix to EMEG-A5

“ASME 18.1-2014” means the 2014 edition of the ASME A18.1 on Safety Standard for Platform Lifts and Stairway Chairlifts published by the American Society of Mechanical Engineers

“Directive 2006/42/EC” means the Directive 2006/42/EC of the European Parliament and of the Council of 17 May 2006

“EN 81-40:2008” means the British Standard BS EN 81-40:2008 on Safety rules for the construction and installation of lifts — Special lifts for the transport of persons and goods — Part 40: Stairlifts and inclined lifting platforms intended for use by persons with impaired mobility, published by the British Standards Institution on 31 March 2009

“EN 81-41:2010” means the British Standard BS EN 81-41:2010 on Safety rules for the construction and installation of lifts — Special lifts for the transport of persons and goods — Part 41: Vertical lifting platforms intended for use by persons with impaired mobility, published by the British Standards Institution on 31 January 2011

“SS 550:2009” means the 2009 edition of the Singapore Standard Code of Practice for the Installation, Operation and Maintenance of Electric Passenger and Goods Lifts published by the Board

“SS 626:2017” means the 2017 edition of the Singapore Standard Code of Practice for design, installation and maintenance of escalators and moving walks published by the Board

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(2) *Delete where inapplicable.

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Explanatory Notes

(1) Below are the descriptions of each lift/escalator type:

Equipment type	Description
Passenger lift	A lift primarily used to carry persons. This includes a hospital bed lift.
Home lift	A lift, not being common property, installed in a private home solely for the use of its occupants. A home lift does not include a stairlift or a vertical platform lift installed in a private home solely for the use of its occupants.
Stairlift	A motorised platform or seat installed in a stairway, which transverses the stairs when activated.
Vertical platform lift	A vertical lifting platform intended for use by people with impaired mobility, with or without wheelchair, travelling vertically between predefined levels along a guided path.
Goods lift	A lift, primarily used to carry goods, but in which only the persons required to load and unload the goods are permitted to ride.
Service lift	A passenger lift so designed, to be able to also carry goods.
Car lift	A lift, primarily used to carry vehicles, but in which only the driver and the passengers of the vehicle are permitted to ride.
Escalator	A power-driven stairway with continuously moving steps and handrails, which is for carrying people between different floors of a building.
Passenger conveyor	A power-driven installation comprising a continuously moving walkway for conveying people between different parts of a building or between two buildings.

(2) The specialist professional engineer who assesses this application must be a person registered under the Professional Engineers Act (Cap. 253) as a specialist professional engineer in the specialised branch of lift and escalator engineering and has a valid practising certificate in the specialised branch of lift and escalator engineering.

(3) The report needs to include the following:

Design risk assessment, calculations, testing reports, testing certifications and any other supporting documentations.

(1) Tick the checkbox where applicable.

(2) *Delete where inapplicable.

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