

# Updates on Circulars

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Presented by :

Mr. Victor ZHENG

Senior Engineer

Engineering and Technical Department



# 1) Recent circulars



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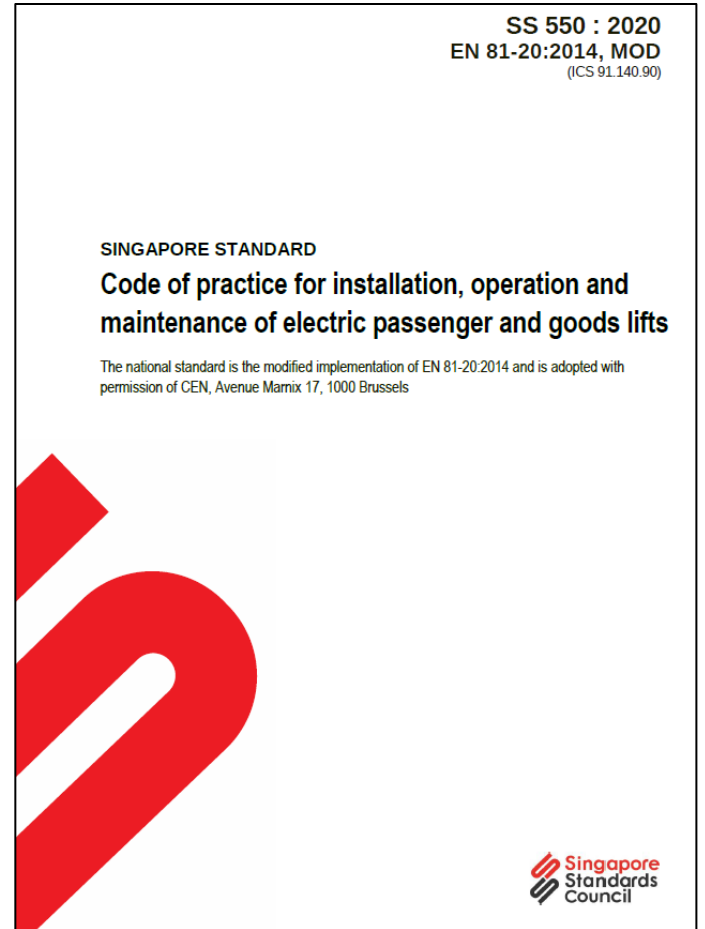
# Recent circulars

## 1) Building layout related requirements in SS550:2020

**Published date:** 01 March 2023

**Target audience:** Developer, QP (building plan), SPE(L&E), Lift installation contractors

**Objectives:** Reminding the industry on the need to comply with building layout related requirements stipulated in SS550:2020



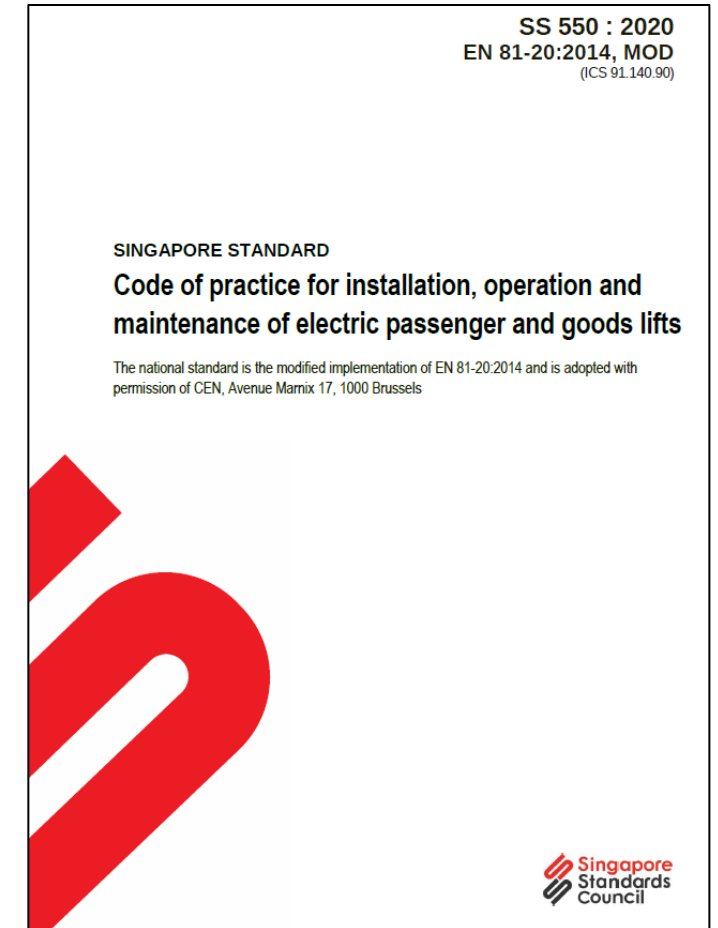
Link to circular: <https://go.gov.sg/bca-circular-compliance-building-layout>

# Recent circulars

## 1) Building layout related requirements in SS550:2020

### Synopsis:

- **SS550:2020 has requirements related to the building layout** to ensure unobstructed accessway for lift maintenance personnels to carry out their works.
- Some new projects had failed to comply with the requirements, which resulted in delayed approval for the PTO applications.
- The industry is reminded to **comply upfront with the building layout related requirements in SS550:2020** for their projects.



Link to circular: <https://go.gov.sg/bca-circular-compliance-building-layout>

# Recent circulars

## 2) Proper securing, regular inspection and maintenance of cladding panels installed on escalators

**Published date:** 30 June 2023

**Target audience:** Developer, building owners, escalator service contractors

**Objective:** Advisory on the proper securing and regular inspection and maintenance of cladding panels on escalators



**Link to circular 1:** <https://go.gov.sg/bca-circular-advisory-escalator-cladding>



**Link to circular 2:** <https://go.gov.sg/bca-circular-proper-securing-cladding-panels-escalators>

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## 2) Proper securing, regular inspection and maintenance of cladding panels installed on escalators

### Synopsis:

- Cladding panels on escalator could fall due to **poor installation, lack of inspection and maintenance and inappropriate alteration and/or removal of the fixing components** and could pose serious harm to people.
- Building owners should be vigilant and look out for **signs of damage or deterioration of escalator cladding panels**.
- **Regular inspection and maintenance of cladding panels** are required to ensure rectification works can be carried out to arrest potential damage or deterioration of escalator cladding panels.



Link to circular 1: <https://go.gov.sg/bca-circular-advisory-escalator-cladding>



Link to circular 2: <https://go.gov.sg/bca-circular-proper-securing-cladding-panels-escalators>

# Recent circulars

## 2) Proper securing, regular inspection and maintenance of cladding panels installed on escalators

### Synopsis:

- We also observed that recent incidents involving fallen cladding panels on escalators were due to **unsustainable adhesives** used which could delaminate overtime.
- **New escalators** in project, whose first building plan is submitted to BCA for approval on or after 1 July 2023, **must only use mechanical fasteners for cladding panels**.
- Approval of TOP is **contingent** upon utilization of the approved method of fixing for the cladding panels.



Link to circular 1: <https://go.gov.sg/bca-circular-advisory-escalator-cladding>



Link to circular 2: <https://go.gov.sg/bca-circular-proper-securing-cladding-panels-escalators>

## 3) Publication of enforcement actions on BCA website

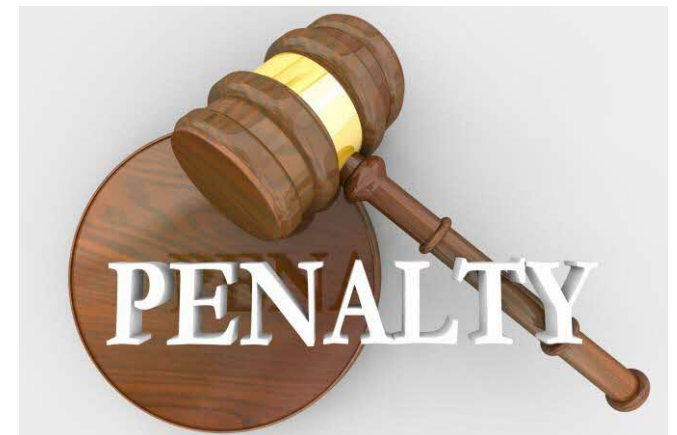
**Published date:** 7 July 2023

**Target audience:** The Built Environment Sector

**Objectives:** Inform the industry of the publication of enforcement actions taken by BCA on BCA's website

**Synopsis:**

- The publication targets offences committed under the Building Control Act, The Building Maintenance and Strata Management Act, the Amusement Rides Safety Act, and their Regulations.
- Enforcement actions published on BCA's website **with effect from 2 Oct 2023**, setting out facts of the enforcement cases.
- Publication will **refresh quarterly** with information remains on the website for **3 years**.

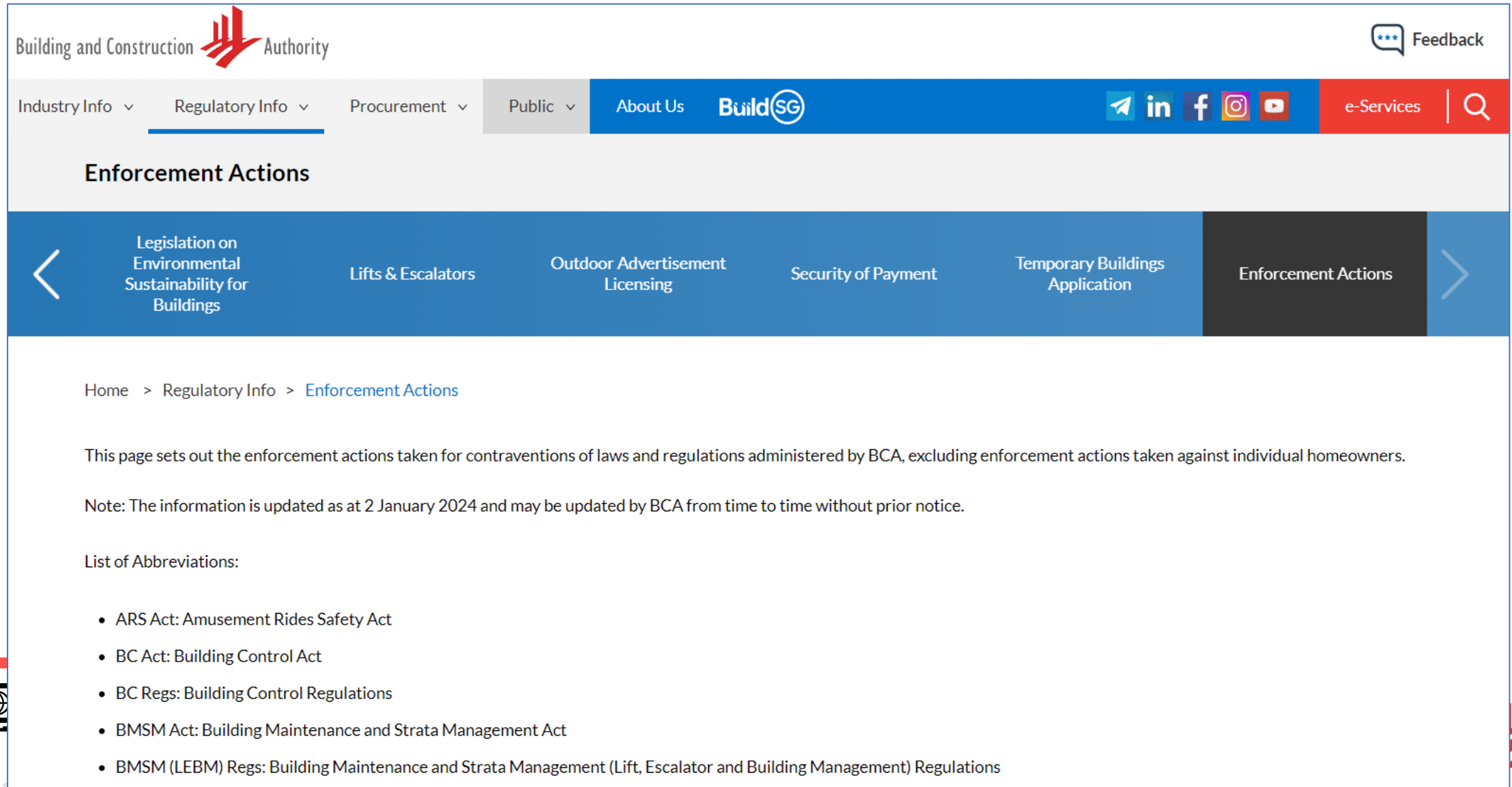


Link to circular: <https://go.gov.sg/bca-circular-website-enforcement-actions>



Link to the website: [www1.bca.gov.sg/regulatory-info/enforcement-actions](http://www1.bca.gov.sg/regulatory-info/enforcement-actions)

## 3) Publication of enforcement actions on BCA website



The screenshot shows the BCA website's 'Enforcement Actions' page. The header includes the BCA logo and navigation menus for 'Industry Info', 'Regulatory Info', 'Procurement', and 'Public'. A blue navigation bar contains 'About Us', 'BuildSG', and social media icons. A red bar at the top right has 'e-Services' and a search icon. Below this is a breadcrumb trail: 'Home > Regulatory Info > Enforcement Actions'. The main content area features a horizontal menu with categories: 'Legislation on Environmental Sustainability for Buildings', 'Lifts & Escalators', 'Outdoor Advertisement Licensing', 'Security of Payment', 'Temporary Buildings Application', and 'Enforcement Actions' (which is highlighted in black). The page text states that it sets out enforcement actions for contraventions of laws and regulations administered by BCA, excluding actions against individual homeowners. A note indicates the information is updated as of 2 January 2024. A 'List of Abbreviations' section follows, listing several acts and regulations.

Building and Construction Authority

Feedback

Industry Info ▾ Regulatory Info ▾ Procurement ▾ Public ▾ About Us BuildSG

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### Enforcement Actions

Legislation on Environmental Sustainability for Buildings Lifts & Escalators Outdoor Advertisement Licensing Security of Payment Temporary Buildings Application **Enforcement Actions**

Home > Regulatory Info > [Enforcement Actions](#)

This page sets out the enforcement actions taken for contraventions of laws and regulations administered by BCA, excluding enforcement actions taken against individual homeowners.

Note: The information is updated as at 2 January 2024 and may be updated by BCA from time to time without prior notice.

List of Abbreviations:

- ARS Act: Amusement Rides Safety Act
- BC Act: Building Control Act
- BC Regs: Building Control Regulations
- BMSM Act: Building Maintenance and Strata Management Act
- BMSM (LEBM) Regs: Building Maintenance and Strata Management (Lift, Escalator and Building Management) Regulations

BCA

## 4) Daily Checks by L&E Owners

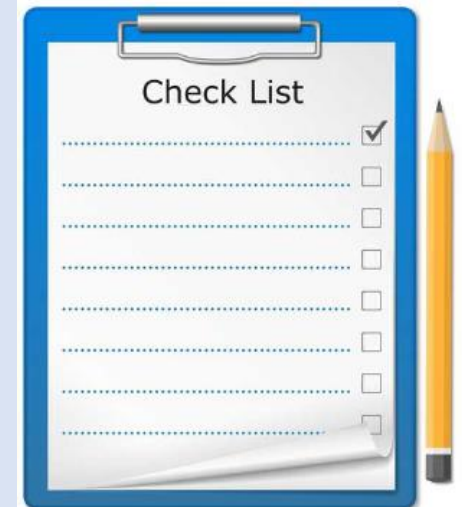
**Published date:** 4 September 2023

**Target audience:** Owner of lifts and escalators (L&E)

**Objectives:** Inform L&E owners of their duties in ensuring safe operation of L&E and checks they could carry out

### Synopsis:

- L&E owners must ensure that their L&E are kept “**in good working condition at all times and are periodically maintained**” as per LEBM Regulations.
- Owners have daily control and access their lifts and escalators, and are advised to put in place **daily routine checks on your L&E.**
- **For escalator**, following inspections must be covered (not exhaustive):
  - a) Handrail belts are properly tensioned
  - b) Difference between the speed of and handrail belts and the steps is between 0 and +2%
  - c) Escalator steps are free from debris
  - d) Sides of escalator are free from sharp protrusions

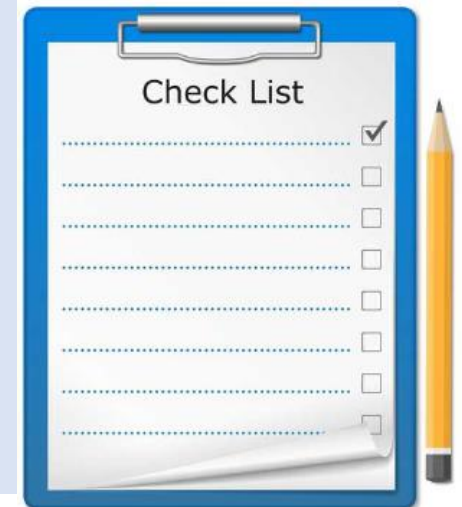


Link to circular: <https://go.gov.sg/bca-circular-safe-ops-lne>

## 4) Daily Checks by L&E Owners

### Synopsis:

- **For escalators**, owners should consider installing Handrail Speed Monitoring Devices (HSMD) if not already provided for. Physical checks on the handrails must be conducted for escalators without HSMD.
- **For lifts**, following inspections must be covered (not exhaustive):
  - a) Door open buttons are working as intended
  - b) Door edge protection devices (e.g. safety edges, light curtains, light beam) are operational
  - c) Alarm bell and intercom system are functional
  - d) Lift lighting and ventilation fan are in operation
- Owners must **promptly rectify** any problem detected during their routine checks and suspend the operation of the L&E if it is unsafe.
- Emergency contact numbers must be **prominently displayed**.



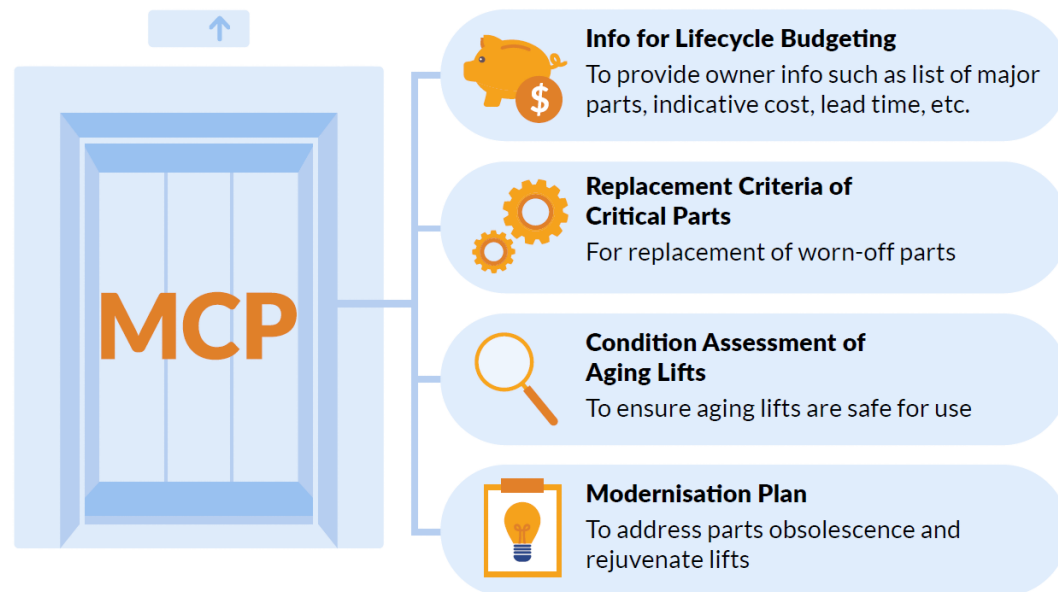
Link to circular: <https://go.gov.sg/bca-circular-safe-ops-lne>

# 2) Maintenance Control Plan (MCP) Of Lifts

## BCA has launched a guide for implementing MCP for lifts

### Objective:

- For the owners and contractors to **develop a set of plans** together, to better manage the maintenance of their existing lifts, especially **in parts replacement and modernisation**.



Link to the guide: [https://www1.bca.gov.sg/regulatory-info/lifts-escalators/maintenance-control-plan-\(mcp\)](https://www1.bca.gov.sg/regulatory-info/lifts-escalators/maintenance-control-plan-(mcp))

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# 3) L&E Telegram Channel

## BCA Telegram Group for the Lift and Escalator Sector

Scan this QR  
code to join!

