

Recap on Circulars

14 January 2025

Presented by :

Mr. Rayner Tan

Senior Engineer

Engineering and Technology Department

Privileged/Confidential information may be contained in this presentation.
Please do not circulate or reproduce without the permission of BCA.



Recent circulars

1) CoC in Escalator Maintenance for Senior Escalator Specialist

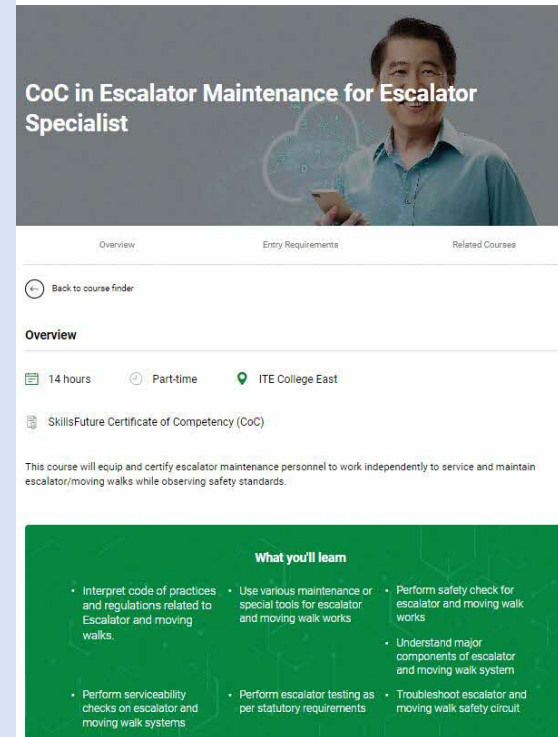
Published date: 1 March 2024

Target audience: Escalator service contractors

Objectives: Update the industry on the launch of the Certificate of Competency (CoC) in Escalator Maintenance for Senior Escalator Specialist jointly developed by BCA and ITE.

Synopsis:

- The Progressive Wave Model (**PWM**) has been expanded to include **escalator maintenance personnel** on the recommendation issued by the Tripartite Committee for Lifts and Escalators (TCLE).
- The CoC course aims to provide competency certification for all escalator maintenance personnel at the “**Senior Specialist**” level; and is **now open for registration**.



Link to course : <https://www.ite.edu.sg/courses/parttime-courses/skillsfuture-series-certificate-of-competency/engineering>

Link to circular: <https://go.gov.sg/bca-circular-escalator-coc>



Recent circulars

2) Clarification on Placement of Lift Car Control Buttons Inside Accessible Lift

Published date: 8 April 2024

Target audience: Lift installation and service contractors, SPE(L&E)

Objectives: Clarify the requirement in the Code of Accessibility of the position of the lift car control buttons on the side panel within an accessible lift

Synopsis:

- The **requirement for a side panel** within the **accessible lift car** was introduced to help wheelchair users have easy access to lift car control buttons



Link to circular: <https://go.gov.sg/bca-circular-accessible-lift-control>

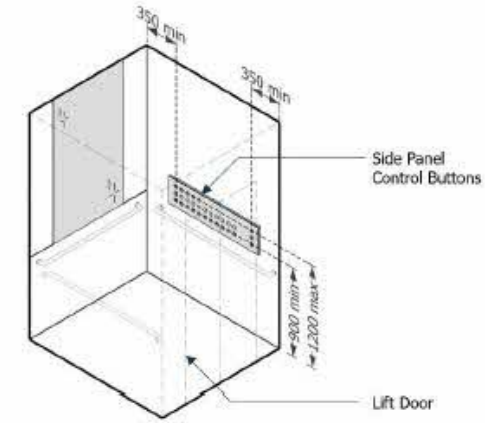
Do not circulate to external parties without BCA's prior consent

Recent circulars

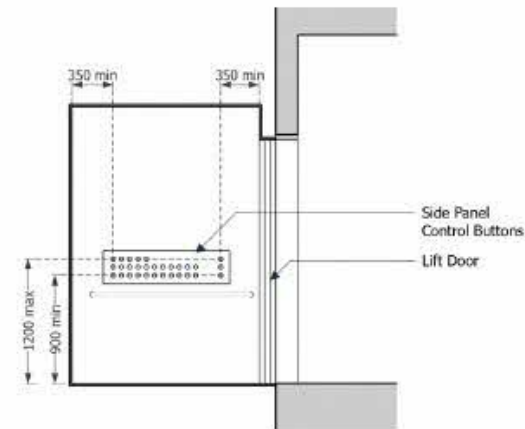
2) Clarification on Placement of Lift Car Control Buttons Inside Accessible Lift

Synopsis:

- However, it is observed in recent projects that the side panel within the accessible lift was installed very close to the front corner of the lift car whereby a **wheelchair user could not access** the control buttons with ease.
- To meet the intent of the Code, the side panel should be placed towards the **centre of the lift car side wall** to ensure easy access by wheelchair users. All the buttons on the side panel must be placed at a **height of between 900mm and 1200mm** from the finished floor level of the lift car, and **at least 350mm from any internal corner** of the lift car as illustrated in the diagrams



(a) Isometric View of Lift Car Interior



Link to circular: <https://go.gov.sg/bca-circular-accessible-lift-control>

Recent circulars

3) New Code of Practice for Vertical Platform Lifts with Enclosed Platform & Automatic Sliding Doors

Published date: 3 June 2024

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

Objectives: Inform the industry on the publication and adoption of a new Code of Practice (COP) for vertical platform lifts (VPL) with enclosed platform and automatic sliding doors as an acceptable solution



VPL(Enclosed)



Link to circular: <https://go.gov.sg/bca-circular-cop-vertical-platform-lift>

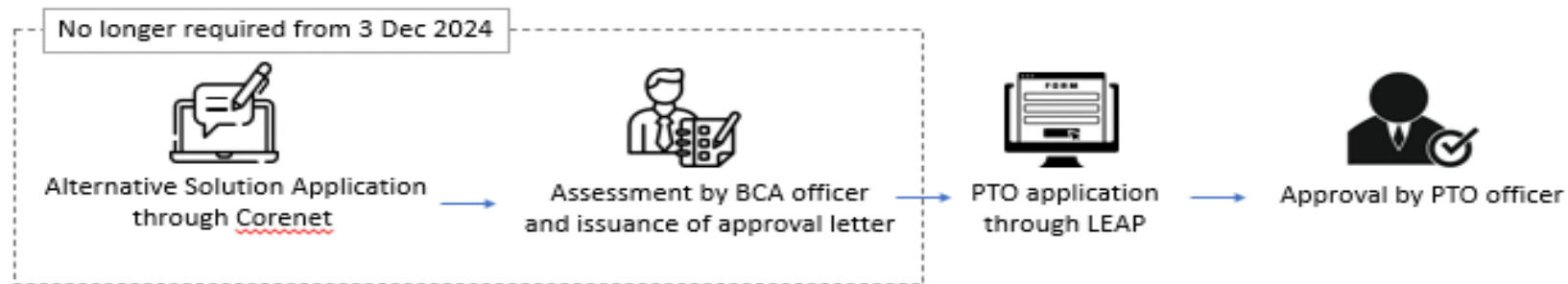
Do not circulate to external parties without BCA's prior consent

Recent circulars

3) New Code of Practice for Vertical Platform Lifts with Enclosed Platform & Automatic Sliding Doors

Synopsis:

- VPL with enclosed platforms and automatic sliding doors **introduces new safety risks and hazards**. Such lifts cannot fully comply with both EN81-41 and SS550.
- As such, BCA has developed a **Code of Practice (COP) to address the safety hazards**, with reference to established standards (including EN81-41 and SS550).
- The COP will be an **acceptable solution** for the purpose of complying with the performance requirements for the design and installation of lifts under Fifth Schedule of the Building Control Regulations 2003.
- For proposed building works for which the **first set of plans is submitted to BCA on or after 3rd Dec 2024**, the relevant stakeholders involved must ensure **compliance with the COP for applicable VPL**.



Link to circular: <https://go.gov.sg/bca-circular-cop-vertical-platform-lift>

Do not circulate to external parties without BCA's prior consent

4) Publication of enforcement actions on BCA website

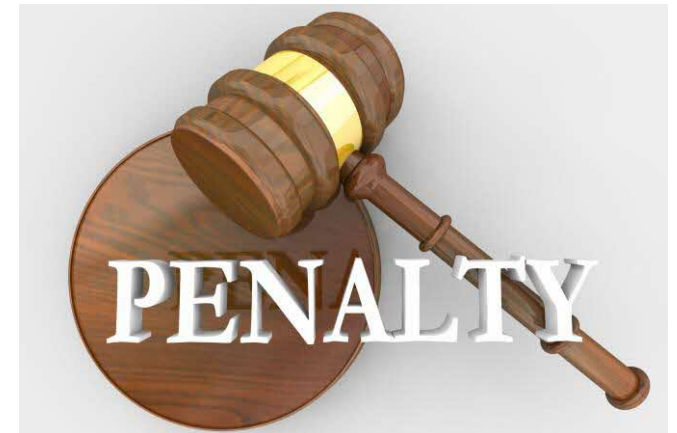
Published date: 2 September 2024

Target audience: The Built Environment Sector

Objectives: Remind 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**.

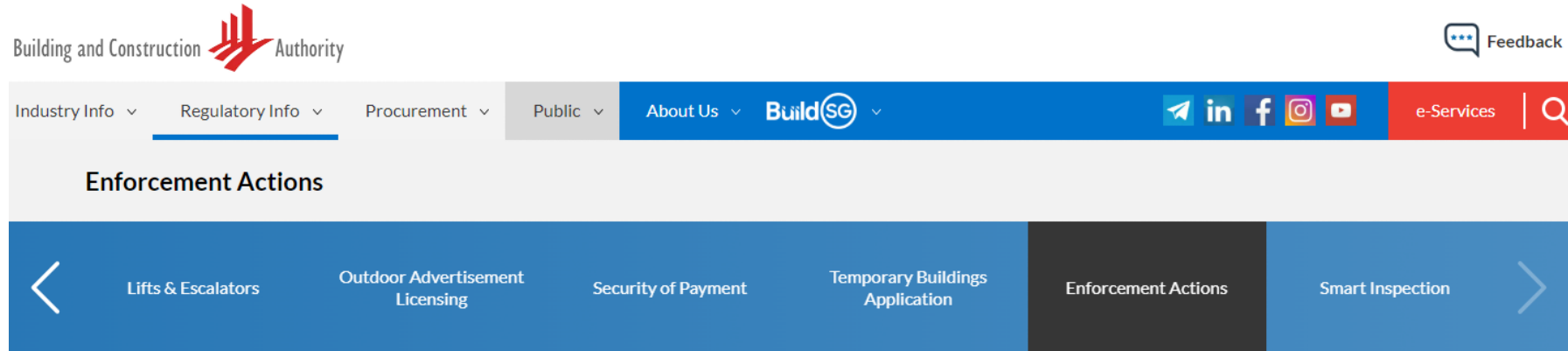


Link to circular: <https://go.gov.sg/bca-circular-enforcement-actions-publication>



Link to the website: www1.bca.gov.sg/regulatory-info/enforcement-actions

4) Publication of enforcement actions on BCA website



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 30 September 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



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

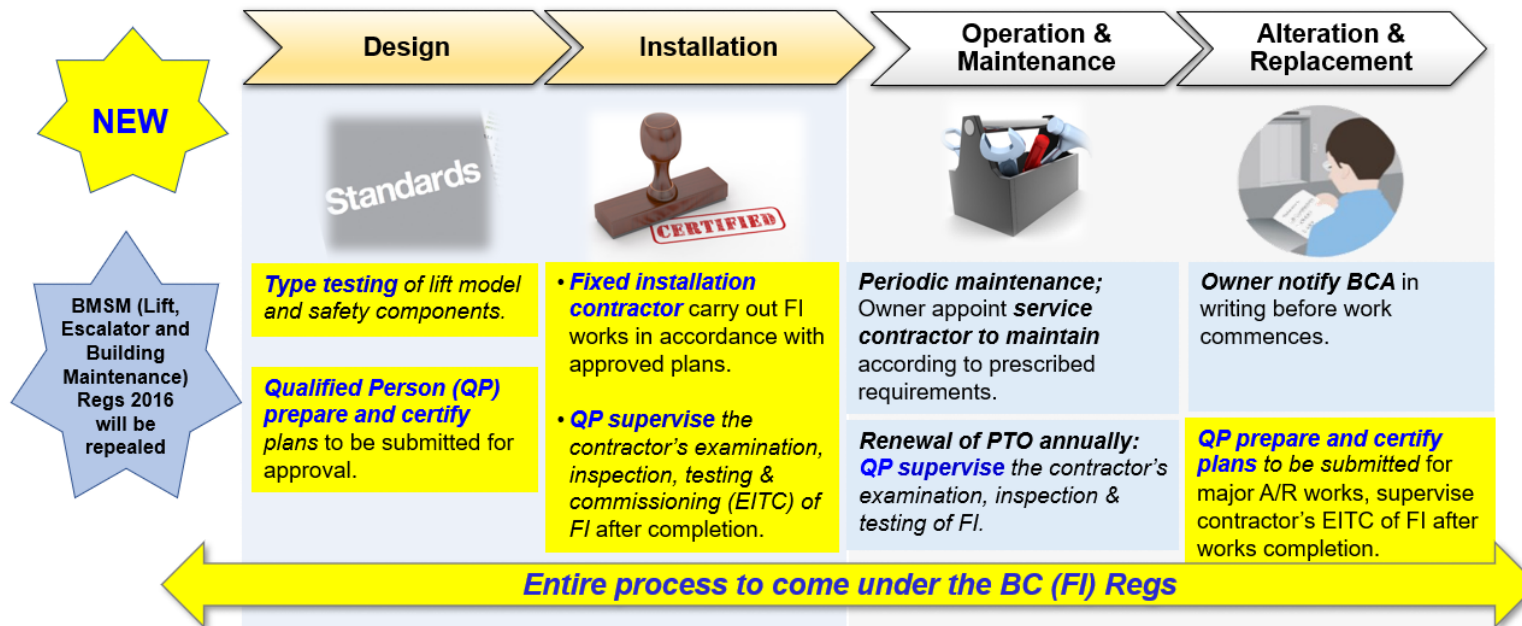
Recent circulars

5) Implementation of New Building Control Regulations for Fixed Installations

Published date: 13 December 2024

Target audience: Developer, QP (building plan), SPE(L&E), L&E and MCPS contractors

Objectives: Inform industry on the implementation of the Building Control Regulations relating to lifts, escalators and mechanised car parking systems (MCPS), collectively termed “Fixed Installations (FI)”



To tighten L&E safety standards right from the start:

- Design to be approved before installation in accordance to approved plans → **minimise non-compliances downstream, difficult to rectify later on.**
- Major alteration & replacement to require plan approval before works commences.

Link to circular: [https://www1.bca.gov.sg/docs/default-source/docs-corp-news-and-publications/circulars/circular-on-implementation-of-building-control-\(fixed-installations\)-regulations-2025-and-building-control-\(reportable-matters\)-regulations-2025.pdf](https://www1.bca.gov.sg/docs/default-source/docs-corp-news-and-publications/circulars/circular-on-implementation-of-building-control-(fixed-installations)-regulations-2025-and-building-control-(reportable-matters)-regulations-2025.pdf)

Do not circulate to external parties without BCA's prior consent

Recent circulars

5) Implementation of New Building Control Regulations for Fixed Installations

Synopsis:

- Key requirements in the new Regulations include:
 - a) **Submission of FI works plans**, including type-testing certificates for lift models and relevant lift components (specified in SS550:2020) for FI works plans relating to lifts, to the Commissioner of Building Control (CBC) for approval prior to the installation or major alteration/replacement (A/R) works of FI
 - b) **Registration of installation contractors for FI works** and the service contractors for maintenance of FIs, as well as progressive wage model (**PWM**) for lift and escalator maintenance technicians
 - c) **Reporting of incidents and potential safety defects** in building products
 - d) The specified FIs and FI works which the BC Act and regulations **do not apply**
- The new Regulations relating to FI will come into force on **1 July 2025**, and apply to FI works that are:
 - i) carried out **on or after 1 July 2025**; and
 - ii) not part of building works for which an application to the CBC for approval of plans of the building works was submitted **before 1 July 2025**



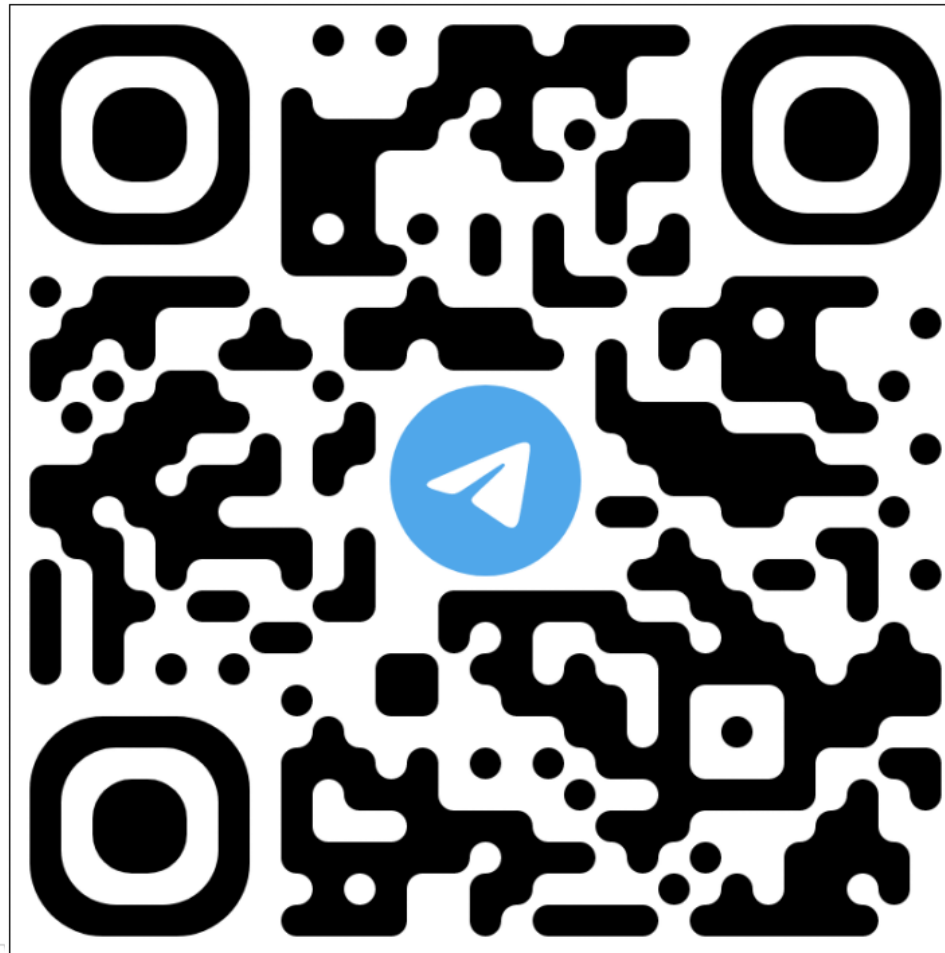
Link to circular: [https://www1.bca.gov.sg/docs/default-source/docs-corp-news-and-publications/circulars/circular-on-implementation-of-building-control-\(fixed-installations\)-regulations-2025-and-building-control-\(reportable-matters\)-regulations-2025.pdf](https://www1.bca.gov.sg/docs/default-source/docs-corp-news-and-publications/circulars/circular-on-implementation-of-building-control-(fixed-installations)-regulations-2025-and-building-control-(reportable-matters)-regulations-2025.pdf)

Do not circulate to external parties without BCA's prior consent



BCA Telegram Group for the Lift and Escalator Sector

Scan this QR
code to join!



Thank you



@BCASingapore

