

Our Ref: BCA/EMEG/GEN/2026/018

Electrical and Mechanical Engineering Group

30 September 2026

All lift owners (via Emails)

All registered lift contractors (via Emails)

Dear Sir/Madam

ADVISORY TO LIFT OWNERS AND CONTRACTORS ON INSTALLING NON-LIFT RELATED COMPONENTS FOR THIRD-PARTY SYSTEMS IN LIFT CONTROL PANELS

This advisory highlights the safety concerns of installing non-lift related components for third-party systems, such as CCTV systems and access card readers, inside lift control panels. Lift owners and contractors are advised to review existing installations and take the necessary actions set out below.

2 Investigation of a recent fire incident involving a lift control panel found that non-lift related components for third-party systems had been installed in the control panel. The investigation found that the fire was likely caused by overheating of the additional components or a short-circuit arising from loose cable terminations due to overcrowding within the control panel.

3 Lift control panels are designed with appropriate space and heat dissipation for their intended lift components and circuitry. Adding non-lift related components for third-party systems takes up space in the panel and adversely affects heat dissipation. Furthermore, the added components may introduce additional heat. Consequently, the risk of overheating and fire within the lift control panel increases.

4 Lift owners and contractors should not install non-lift related components for third-party systems within a lift control panel unless the installation has first been technically assessed and consent from the Original Equipment Manufacturer ("OEM") of the lift obtained. This helps to ensure that the safety, space, heat dissipation and electrical design of the lift control panel are not compromised.

5 As a general practice, non-lift related components for third-party systems should be housed in separate, dedicated panels. The power supply for these non-lift related components

should be sourced directly from the building's electrical supply, instead of tapping from the lift system's power supply.

6 For existing non-lift related components for third-party systems that are currently installed within the lift control panels, lift owners should work with their lift contractors to remove and relocate these components from the control panels to separate dedicated panels as described above. We would like to remind lift owners that, under Regulation 38(1)(a) of the Building Control (Fixed Installations) Regulations 2025, they have a duty to ensure that their lifts are kept in good working condition at all times.

7 For further information, please contact us via BCA Feedback Form (<https://go.gov.sg/bca-feedback-form/>).

Yours faithfully

A handwritten signature in black ink, appearing to read 'Teo Orh Hai', enclosed within a circular scribble.

TEO ORH HAI
GROUP DIRECTOR
ELECTRICAL AND MECHANICAL ENGINEERING GROUP
for COMMISSIONER OF BUILDING CONTROL
BUILDING AND CONSTRUCTION AUTHORITY