



APPROVED DOCUMENT

ACCEPTABLE SOLUTIONS

FOR LIFTS, ESCALATORS AND MECHANISED CAR PARKING SYSTEMS “FIXED INSTALLATIONS”

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A GENERAL

A.1 INTRODUCTION

- A.1.1 The framework for performance-based design and installation requirements for lifts, escalators and mechanised car parking systems (collective termed as “fixed installations”) is set out in the Building Control (Fixed Installations) Regulations 2025 (referred to in this Document as the FI Regulations). The Third Schedule of the FI Regulations sets out the objectives and performance requirements that must be complied with in the design and installation of fixed installations. The objectives set out expectations of a safe and convenient means of transportation. The performance requirements outline the level of performance, which must be met in order for a fixed installation to meet the objectives.
- A.1.2 This Approved Document provides a set of ‘acceptable solutions’ that meet the prescribed objectives and performance requirements for fixed installations. The prescribed objectives and performance requirements are deemed to be satisfied if the design and installation of a fixed installation comply with the acceptable solutions.
- A.1.3 Alternatively, a person may utilise alternative solutions, with approval from Commissioner of Building Control, in respect of the design and installation of any fixed installation if these solutions satisfy the prescribed objectives and performance requirements. Alternative solutions are solutions that entail the use of any design, material or installation method that differs completely or partially from those in the acceptable solutions.

B. FIXED INSTALLATIONS (LIFTS, ESCALATORS AND MECHANISED CAR PARKING SYSTEMS)

B.1 OBJECTIVE FOR ESCALATORS

B.1.1 The objective of paragraphs B.2.1 to B.2.3 is to provide a convenient means of transportation and to protect people from injury while using an escalator.

B.2 PERFORMANCE REQUIREMENT FOR ESCALATORS

B.2.1 An escalator must —

- (a) move people safely; and
- (b) not produce excessive acceleration or deceleration.

B.2.2 Any escalator must have one or more video recorders that are able to capture, store and play-back video footage of any incident occurring on the escalator and at any landing area.

B.2.3 Each video recorder must be able to store video footage in a retrievable format and play-back the video footage with sufficient clarity for investigation purposes.

B.3 OBJECTIVE FOR LIFTS

B.3.1 The objective of paragraphs B.4.1 to B.4.8 is to provide a convenient means of vertical transportation and to protect people from injury while using a lift.

B.4 PERFORMANCE REQUIREMENT FOR LIFTS

B.4.1 A lift must —

- (a) move people safely; and
- (b) not produce excessive acceleration or deceleration.

B.4.2 The requirements in paragraph B.4.1 does not apply to a stairlift or vertical platform lift that —

- (a) has a maximum vertical displacement of less than 1,000 mm when the lift is in operation;
- (b) exerts a maximum downward force of less than 150 Newtons when the lift moves downwards; and
- (c) serves a single residential unit.

B.4.3 A lift (other than a lift installed in a private home solely for the use of its occupants or a stairlift) must have one or more video cameras and recorders able to capture,

store and play back video footage of any incident occurring in the lift and at any landing area.

- B.4.4 Each video recorder must be able to store video footage in a retrievable format and play-back the video footage with sufficient clarity for investigation purposes.
- B.4.5 Any lift (except a stairlift) must be designed and installed with a telephone, intercom system or other communication device that enables a passenger in the lift to notify or directly communicate with a person outside the lift that is able to respond to an emergency.
- B.4.6 A building comprising 5 or more storeys (including the ground level and any basement level) must be provided with at least one passenger lift.
- B.4.7 Any lift interior fitting and fixture must be securely fastened by appropriate mechanical fasteners.
- B.4.8 The hoistway of a vertical platform lift must have enclosures of sufficient height and strength to —
 - (a) prevent passengers from falling from height from the lift platform or lift landing; and
 - (b) prevent persons from entering the hoistway.

B.5 OBJECTIVE FOR MECHANISED CAR PARKING SYSTEMS (MCPS)

- B.5.1 The objective of paragraph B.6.1 is to protect people that use, operate, or are near to a mechanised car parking system.

B.6 PERFORMANCE REQUIREMENT

- B.6.1 The man machine interface of a mechanised car parking system must function to ensure that if a person is inside the transfer area of the mechanised car parking system or trying to access the mechanised car parking system — all parts of the mechanised car parking system within the transfer area remains stationary.

C ACCEPTABLE SOLUTION FOR NEW FIXED INSTALLATIONS AND APPLICABLE STANDARD FOR DESIGN, INSTALLATION OR MAJOR ALTERATION OR REPLACEMENT OF A FIXED INSTALLATION

C.1 The requirements in paragraphs B.2.1, B.2.2, B.2.3, B.4.1, B.4.3, B.4.4, B.4.5, B.4.6 and B.6.1 are deemed to be satisfied if –

(a) the lifts are designed and installed:

- (i) in accordance with the requirements of SS 550 - Code of Practice for Installation, Operation and Maintenance of Electric Passenger and Goods Lifts;
- (ii) with door protection device installed at the lift door in the event of a person crossing the entrance during the closing movement, that the door protection device shall have its nudging mode de-activated if nudging mode is provided; and
- (iii) provided with a video recorder that has the following minimum specifications –
 - a. Capacity to record 24 hours a day, 7 days a week;
 - b. Capture footage of the entire lift car including in-car floor indicator, lift car door(s) and landing area outside the lift car in front of the lift doors;
 - c. Frame rate of at least 6 frames per second;
 - d. Video resolution of at least 352 x 240 pixels or CIF CCTV resolution; and
 - e. Storage of video footage for at least 30 days;

(b) the escalators are designed and installed:

- (i) in accordance with SS 626 - Code of Practice for Design, Installation and Maintenance of Escalators and Moving Walks;
- (ii) provided with a video recorder that has the following minimum specifications –
 - a. Capacity to record 24 hours a day, 7 days a week;
 - b. Capture footage of the entire length of escalator, including landing floor plates on both the upper and lower landing areas of the escalator;
 - c. Frame rate of at least 6 frames per second.

- d. Video resolution of at least 352 x 240 pixels; or CIF CCTV resolution; and
- e. Storage of video footage for at least 30 days;

and

- (c) the MCPS are designed and installed in accordance with the requirements of –
 - (i) BCA's Code of practice for design, construction, installation, testing and inspection of the man-machine interface of MCPS; or
 - (ii) EN 14010 – Safety of machinery Equipment for power driven parking of motor vehicles — Safety and EMC requirements for design, manufacturing, erection and commissioning stages.

C.2 The requirements in paragraphs B.4.1, B.4.3, B.4.4, B.4.5 and B.4.8 are deemed to be satisfied if vertical platform lifts and stairlifts which are primarily designed for persons with impaired mobility are designed and installed in accordance with the requirements of –

- (a) EN 81-41 – Safety rules for the construction and installation of lifts – Special lifts for the transport of persons and goods. Part 41: Vertical platforms intended for use by persons with impaired mobility; or
- (b) EN 81-40 – 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 persons with impaired mobility; or
- (c) ASME A18.1 – Safety standard for platform lifts (section 2) and stairway chairlifts (section 4); or
- (d) Code of Practice for installation, operation and maintenance of vertical platform lift with enclosed platform and automatic sliding doors; or
- (e) other relevant standards which are acceptable to the Commissioner of Building Control; and
- (f) except for stairlifts and chairlifts, with a telephone, intercom system or any other communication device that enables notification or direct communication with personnel who can initiate an emergency response; and
- (g) for vertical platform lifts that are not installed in private homes solely for the use of the occupants, in addition to the above standards, they are provided with a video recorder that has the following minimum specifications –

- (i) Capacity to record 24 hours a day, 7 days a week;
- (ii) Capture footage of the entire lift platform and platform entrance, from floor to ceiling (if any), and landing area outside the lift platform in front of the landing doors;
- (iii) Frame rate of at least 6 frames per second;
- (iv) Video resolution of at least 352 x 240 pixels or CIF CCTV resolution; and
- (v) Storage of video footage for at least 30 days.

For the purposes of this part:

“stairlift” means a motorised platform or seat installed in a stairway, which traverses the stairs when activated; and

“vertical platform lift” means 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.

C.3 The requirements in paragraph B.4.1 and B.4.5 are deemed to be satisfied if home lifts are designed and installed in accordance with the requirements of –

- (a) SS 550 - Code of Practice for Installation, Operation and Maintenance of Electric Passenger and Goods Lifts; or
- (b) EN 81-41 – Safety rules for the construction and installation of lifts – Special lifts for the transport of persons and goods. Part 41: Vertical platforms intended for use by persons with impaired mobility; or
- (c) EN 81-40 – 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 persons with impaired mobility; or
- (d) ASME A18.1 – Safety standard for platform lifts (section 2) and stairway chairlifts (section 4); or
- (e) Code of Practice for installation, operation and maintenance of vertical platform lift with enclosed platform and automatic sliding doors; or
- (f) other relevant standards which are acceptable to the Commissioner of Building Control.
- (g) With a telephone, intercom system or any other communication device that enables notification or direct communication with personnel who can initiate an emergency response.

C.4 The requirements in paragraph B.4.7 are deemed to be satisfied if the mechanical fasteners are provided in accordance with the following:

- (a) Mechanical fasteners are devices that can transmit mechanical load, keeping two or more elements of an assembly of fittings and fixtures in relative position, assuring continuity, stability and mechanical strength as needed.
- (b) The fittings and fixtures must not be at risk of dislodging from its intended position, and the strength of the fastening means must not become undone, neither during normal and emergency operations (e.g. impact force upon activation of safety gear during operation), nor with the passage of time.
- (c) Examples of mechanical fasteners include bolts and nuts, screws, pins and rivets.

C.5 The table below lists the applicable standard for design, installation as well as major alteration or replacement of a fixed installation.

Design and installation of a fixed installation or part of a fixed installation on which major alteration or replacement works are carried out	Standard
Home lift / Any part of a home lift	a) SS 550:2020 b) EN 81-41:2024 c) ASME A18.1-2000 Section 2 and Section 4 d) EN81-40:2020 e) COP for Vertical Platform Lift with sliding door by BCA (As applicable)
Vertical platform lift / Any part of a vertical platform lift	a) EN 81-41:2024 b) ASME A18.1-2020 Section 2 c) COP for Vertical Platform Lift with sliding door by BCA
Stairlift / Any part of a stairlift	a) EN 81-40:2020 b) ASME A18.1-2020 Section 4
Any other lift / Any part of any other lift (Passenger, service and goods lift)	SS 550:2020

Escalator / Any part of an escalator	SS 626:2017
Mechanised car parking system in relation to the man machine interface / Any part of a mechanised car parking system in relation to the man machine interface	a) Code of practice for design, construction, installation, testing and inspection of the man-machine interface of MCPS b) EN 14010

D APPLICABLE STANDARD FOR OPERATION OR MAINTENANCE

D.1 This section lists the applicable standard for the operation or maintenance of a fixed installation.

D.2 HOME LIFT

D.2.1 A home lift designed to SS 550:2020

D.2.2 A home lift designed to SS 550:2020 as amended by Amendment No. 1 published in March 2022

D.2.3 A home lift designed to SS 550:2009

D.2.4 A home lift designed to SS 550:2009 as amended by Amendment No. 1 published in December 2014

D.2.5 A home lift designed to SS 550:2009 as amended by Amendment No. 1, Amendment No. 2 published in January 2017

D.2.6 A home lift designed to SS 550:2009 as amended by Amendment No. 1, Amendment No. 2, Amendment No.3 published in September 2017

D.2.7 A home lift designed to SS CP 2:2000

D.2.8 A home lift designed to SS CP 2:2000 as amended by Amendment No. 1 published in January 2004

D.2.9 A home lift designed to SS CP 2:1979

D.2.10 A home lift designed to SS CP 2:1979 as amended by Amendment No. 1 published in July 1980

D.2.11 A home lift designed to SS CP 2:1979 as amended by Amendment No. 1, Amendment No. 2 published in April 1982

D.2.12 A home lift designed to SS CP 2:1979 as amended by Amendment No. 1, Amendment No. 2, Amendment No. 3 published in October 1983

D.2.13 A home lift designed to SS CP 2:1979 as amended by Amendment No. 1, Amendment No. 2, Amendment No. 3, Amendment No. 4 published in June 1984

D.2.14 A home lift designed to SS CP 2:1979 as amended by Amendment No. 1, Amendment No. 2, Amendment No. 3, Amendment No. 4, Amendment No. 5 published in December 1987

D.2.15 A home lift designed to SS CP 2:1979 as amended by Amendment No. 1, Amendment No. 2, Amendment No. 3, Amendment No. 4, Amendment No. 5, Supplement No. 1 published in December 1987

D.2.16 A home lift designed to SS CP 2:1979 as amended by Amendment No. 1, Amendment No. 2, Amendment No. 3, Amendment No. 4, Amendment No. 5, Supplement No. 1, Amendment No. 6 published in May 1990

D.2.17 A home lift designed to Directive 2006/42/EC

D.2.18 A home lift designed to Directive 98/37/EC

D.2.19 A home lift designed to Directive 98/37/EC as amended by Directive 98/79/EC of the European Parliament and of the Council of 27 October 1998

D.2.20 A home lift designed to Directive 89/392/EEC

D.2.21 A home lift designed to Directive 89/392/EEC as amended by Council Directive 91/368/EEC of 20 June 1991

D.2.22 A home lift designed to Directive 89/392/EEC as amended by Council Directive 91/368/EEC, Council Directive 93/44/EEC of 14 June 1993

D.2.23 A home lift designed to Directive 89/392/EEC as amended by Council Directive 91/368/EEC, Council Directive 93/44/EEC, Council Directive 93/68/EEC of 22 July 1993

D.3 VERTICAL PLATFORM LIFT

D.3.1 A vertical platform lift designed to EN 81-41:2024

D.3.2 A vertical platform lift designed to EN 81-41:2010

D.3.3 A vertical platform lift designed to ASME A18.1-2020 section 2

D.3.4 A vertical platform lift designed to ASME A18.1-2017 section 2

D.3.5 A vertical platform lift designed to ASME A18.1-2014 section 2

D.3.6 A vertical platform lift designed to Directive 2006/42/EC

D.3.7 A vertical platform lift designed to Directive 98/37/EC

D.3.8 A vertical platform lift designed to Directive 98/37/EC as amended by Directive 98/79/EC of the European Parliament and of the Council of 27 October 1998

D.3.9 A vertical platform lift designed to Directive 89/392/EEC

D.3.10 A vertical platform lift designed to Directive 89/392/EEC as amended by Council Directive 91/368/EEC of 20 June 1991

D.3.11 A vertical platform lift designed to Directive 89/392/EEC as amended by Council Directive 91/368/EEC, Council Directive 93/44/EEC of 14 June 1993

D.3.12 A vertical platform lift designed to Directive 89/392/EEC as amended by Council Directive 91/368/EEC, Council Directive 93/44/EEC, Council Directive 93/68/EEC of 22 July 1993

D.4 STAIRLIFT

D.4.1 A stairlift designed to EN 81-40:2020

D.4.2 A stairlift designed to EN 81-40:2008

D.4.3 A stairlift designed to EN 81-40:2008 as amended on 31 December 2009

D.4.4 A stairlift designed to ASME A18.1-2020 section 4

D.4.5 A stairlift designed to ASME A18.1-2017 section 4

D.4.6 A stairlift designed to ASME A18.1-2014 section 4

D.4.7 A stairlift designed to Directive 2006/42/EC

D.4.8 A stairlift designed to Directive 98/37/EC

D.4.9 A stairlift designed to Directive 98/37/EC as amended by Directive 98/79/EC of the European Parliament and of the Council of 27 October 1998

D.4.10 A stairlift designed to Directive 89/392/EEC

D.4.11 A stairlift designed to Directive 89/392/EEC as amended by Council Directive 91/368/EEC of 20 June 1991

D.4.12 A stairlift designed to Directive 89/392/EEC as amended by Council Directive 91/368/EEC, Council Directive 93/44/EEC of 14 June 1993

D.4.13 A stairlift designed to Directive 89/392/EEC as amended by Council Directive 91/368/EEC, Council Directive 93/44/EEC, Council Directive 93/68/EEC of 22 July 1993

D.5 ANY OTHER LIFT

D.5.1 Any other lift designed to SS 550:2020

Any other lift designed to SS 550:2020 as amended by Amendment No. 1 published in March 2022

Any other lift designed to SS 550:2009

D.5.2 Any other lift designed to SS 550:2009 as amended by Amendment No. 1 published in December 2014

D.5.3 Any other lift designed to SS 550:2009 as amended by Amendment No. 1, Amendment No. 2 published in January 2017

Any other lift designed to SS 550:2009 as amended by Amendment No. 1, Amendment No. 2, Amendment No.3 published in September 2017

D.5.4 Any other lift designed to SS CP 2:2000

D.5.5 Any other lift designed to SS CP 2:2000 as amended by Amendment No. 1 published in January 2004

D.5.6 Any other lift designed to SS CP 2:1979

D.5.7 Any other lift designed to SS CP 2:1979 as amended by Amendment No. 1 published in July 1980

D.5.8 Any other lift designed to SS CP 2:1979 as amended by Amendment No. 1, Amendment No. 2 published in April 1982

D.5.9 Any other lift designed to SS CP 2:1979 as amended by Amendment No. 1, Amendment No. 2, Amendment No. 3 published in October 1983

D.5.10 Any other lift designed to SS CP 2:1979 as amended by Amendment No. 1, Amendment No. 2, Amendment No. 3, Amendment No. 4 published in June 1984

D.5.11 Any other lift designed to SS CP 2:1979 as amended by Amendment No. 1, Amendment No. 2, Amendment No. 3, Amendment No. 4, Amendment No. 5 published in December 1987

D.5.12 Any other lift designed to SS CP 2:1979 as amended by Amendment No. 1, Amendment No. 2, Amendment No. 3, Amendment No. 4, Amendment No. 5, Supplement No. 1 published in December 1987

D.5.13 Any other lift designed to SS CP 2:1979 as amended by Amendment No. 1, Amendment No. 2, Amendment No. 3, Amendment No. 4, Amendment No. 5, Supplement No. 1, Amendment No. 6 published in May 1990

D.6 ESCALATOR

D.6.1 An escalator designed to SS CP 15:1980

D.6.2 An escalator designed to SS CP 15:1990

D.6.3 An escalator designed to SS CP 15:2004

D.6.4 An escalator designed to SS 626:2017

D.7 MECHANISED CAR PARKING SYSTEMS (MCPS)

D.7.1 An MCPS designed to Code of practice for design, construction, installation, testing and inspection of the man-machine interface of MCPS

D.7.2 An MCPS designed to EN 14010 – Safety of machinery Equipment for power driven parking of motor vehicles — Safety and EMC requirements for design, manufacturing, erection and commissioning stages

D.8 The following clarifies the standards listed in Sections C & D –

(a) “ASME A18.1-2014” 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;

“ASME A18.1-2017” means the 2017 edition of the ASME A18.1 on Safety Standard for Platform Lifts and Stairway Chairlifts published by the American Society of Mechanical Engineers;

“ASME A18.1-2020” means the 2020 edition of the ASME A18.1 on Safety Standard for Platform Lifts and Stairway Chairlifts published by the American Society of Mechanical Engineers;

(b) “Board” means the Standards, Productivity and Innovation Board established under section 3 of the repealed Standards, Productivity and Innovation Board Act (Cap. 303A);

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

(d) “Directive 89/392/EEC” means the Council Directive 89/392/EEC of 14 June 1989;

(e) “Directive 98/37/EC” means the Directive 98/37/EC of the European Parliament and of the Council of 22 June 1998;

(f) “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 81-40: 2020” means the British Standard BS EN 81-40: 2020 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 30 September 2020;

(g) “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;

“EN 81-41:2024” means the British Standard BS EN 81-41:2024 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 December 2024;

- (h) “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 550:2020” means the 2020 edition of the Singapore Standard Code of Practice for the Installation, Operation and Maintenance of Electric Passenger and Goods Lifts published by Enterprise Singapore;

- (i) “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;

- (j) “SS CP 2:1979” means the 1979 edition of the Singapore Standard Code of Practice for the Installation, Operation and Maintenance of Electric Passenger and Goods Lifts published by the Board;

- (k) “SS CP 2:2000” means the 2000 edition of the Singapore Standard Code of Practice for the Installation, Operation and Maintenance of Electric Passenger and Goods Lifts published by the Board;

- (l) “SS CP 15:1980” means the 1980 edition of the Singapore Standard Code of Practice for the Installation, Operation and Maintenance of Escalators published by the Singapore Institute of Standards and Industrial Research;

- (m) “SS CP 15:1990” means the 1990 edition of the Singapore Standard Code of Practice for the Installation, Operation and Maintenance of Escalators and Passenger Conveyors published by the Singapore Institute of Standards and Industrial Research;

- (n) “SS CP 15:2004” means the 2004 edition of the Singapore Standard Code of Practice for the Installation, Operation and Maintenance of Escalators and Passenger Conveyors published by the Board.

E APPLICABLE STANDARD FOR REQUIREMENTS IN THE 4TH SCHEDULE OF THE BC (FI) REGS ON MAINTENANCE OUTCOMES OF MAIN ROPE, OVERSPEED GOVERNOR ROPE AND COMPENSATION ROPE

- E.1 This section lists the applicable standard for overspeed governor rope, main rope and compensation rope as stipulated in the Fourth Schedule of the Building Control (Fixed Installations) Regulations 2025.
- E.2 Main rope, overspeed governor rope and compensation rope are not to be worn beyond the manufacturer's recommendation or, where the manufacturer's recommendation is not available, the requirements in ISO 4344:2022

For the purposes of this part:

ISO 4344:2022" means the 2022 edition of ISO 4344 published by the International Organisation for Standardisation in December 2022.

F APPLICABLE STANDARDS FOR TYPE TESTING OF LIFT MODELS AND SAFETY COMPONENTS

- F.1 This section lists the applicable standards for type testing of lift models and safety components with reference to Regulation 2 of the Building Control (Fixed Installations) Regulations 2025.
- F.2 A specimen of a lift model is to be tested and examined in accordance with SS 550:2020 or EN 81-20, and the technical design of the lift model is to comply with SS 550:2020 or EN 81-20.
- F.3 A safety component of a lift is to be tested and examined in accordance with SS 550:2020 or EN 81-50, and the technical design of the safety component is to comply with EN 81-50.

For the purposes of this part:

“EN 81-20” means the British Standard BS EN 81-20 on Safety rules for the construction and installation of lifts — Lifts for the transport of persons and goods; Part 20: Passenger and goods passenger lifts;

“EN 81-50” means the British Standard BS EN 81-50 on Safety rules for the construction and installation of lifts — Examinations and tests; Part 50: Design rules, calculations, examinations and tests of lift components.