

30 June 2023

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Dear Sir/Madam

PROPER SECURING OF CLADDING PANELS INSTALLED ON ESCALATORS

Objective

The Building and Construction Authority (“BCA”) would like to advise all building owners and escalator service contractors on the proper securing of cladding panels on escalators.

Background

2. For aesthetic purposes, the outside surface of the escalator truss is often boxed up and cladded with panels. Some of the materials used for the cladding include stainless steel sheets, glass or other materials based on building owners’ interior design requirements.

3. In recent incidents involving fallen cladding panels from escalators, it was found that the cladding panels were fixed to the escalator truss with the use of adhesives. Such fixing methods are not sustainable and could delaminate over time.

Proper Method of Securing Cladding Panels for New Escalators

4. For new escalators in any project whose first building plan is submitted to the Commissioner of Building Control (“CBC”) for approval on or after 1 July 2023, developers are to ensure that the cladding panels, if they are used, must be secured by appropriate mechanical fasteners such as screws, rivets or bolts. Securing of panels using adhesive will not be accepted by CBC.

5. Upon the completion of any building works, developers are required to apply for Temporary Occupation Permit (“TOP”) / Certificate of Statutory Completion (“CSC”). During the application process, the granting of TOP/CSC is contingent upon the utilization of the approved method of fixing for the cladding panels. Requirements pertaining to the proper method of securing cladding panels for new and existing escalators are summarised in the **Annex**.

Feedback and Clarification

6. We would appreciate it if you could bring to the attention of your members the contents of this circular. Should you need any clarification, please submit your enquiry through BCA’s Online Feedback Form at <https://www.bca.gov.sg/feedbackform/> or call us at 1800 342 5222.

Building and Construction  Authority

An MND Statutory Board

Yours faithfully



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

ANNEX

A) Proper Method of Securing Cladding Panels

I. New Escalators (in projects where the first plan is submitted to CBC for approval on or after 1 July 2023)

Developers must securely fasten cladding panels installed on escalators with mechanical fasteners like screws, rivets, or bolts for new escalators in new building projects.

II. Existing Escalators (installed in projects where the first plan is submitted to CBC for approval before 1 July 2023)

Developers are strongly advised to ensure that the method of securing the cladding panels is via appropriate mechanical fasteners.

B) Regular Inspection of Escalator Cladding Panels

Escalator service contractors are strongly advised to conduct regular inspections and maintenance of all escalator cladding panels, and ensure that they are securely fastened using appropriate mechanical fasteners, so that the cladding panels will not dislodge and cause injury to persons within the vicinity of the escalators.

Building owners are also reminded to carry out regular inspections of interior cladding panels in the building to ensure that they remain securely fastened using appropriate mechanical fasteners. Where there are signs of deterioration (e.g. corrosion, looseness, bulging, cracks, etc.), these interior cladding panels and/or their supporting connections must be repaired, replaced or removed immediately.

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