

UPDATED AS OF 6 MAY 2020

COVID-19: FAQs FOR THE CONSTRUCTION INDUSTRY
Lift and Escalator Maintenance as Essential Services

Q1: Are lift or escalator maintenance works considered as an essential service?

A1. Lift and escalator maintenance works are essential services to maintain public safety. All firms (lift and escalator service contractors registered under the RW02 and RW03 categories of the BCA Contractors Registration System) involved in the provision of maintenance services for lifts and escalators, including annual inspection for the renewal of Permit-To-Operate are exempted from the suspension, and you may continue to carry out such works when the work suspension is still in force.

No permission from BCA is needed to carry out essential services. However, you must declare that you are providing essential services at <https://covid.gobusiness.gov.sg>

Safe distancing practices must be in place, for employees who must work on site. For work that can be done off site, such as backend operations, employees should telecommute.

Q2. Besides regular lift and escalator maintenance, can lift and escalator technicians attend to breakdown, repairs and rescue calls?

A2. Yes, all firms involved in the provision of maintenance services for lifts and escalators, which include attending to breakdown and rescue calls, as well as conducting urgent repairs, may continue to perform these services and operate from on-site premises, with safe distancing practices in place.

Q3. Can annual testing of lift and escalator continue?

A3. Yes, in order to maintain public safety, lift and escalator owners are still required to engage a registered lift / escalator service contractor to examine, inspect and test the lift/escalator, in the presence of a Specialist Professional Engineer (Lift and Escalator) (SPE(L&E)) to renew the permit to operate (PTO). SPE(L&E) and lift/escalator service contractors are listed as essential firms, which are exempted from suspension of activities at workplace premises, to provide essential services.

Q4. Are installation works considered as an essential service?

A4. All new lift and escalator installation works are required to cease with effect from 7 April 2020 to 1 June 2020, 2359 hours (both dates inclusive). All upgrading and modernisation works on existing lift and escalator shall also cease with effect from 7 April 2020 to 1 May 2020, with the following exemptions:

- a. On-going lift upgrading and modernisation works for residential buildings (including HDB flats and strata-titled residential buildings such as condominiums);
- b. On-going lift and escalator upgrading and modernisation works for medical institutions (such as hospitals and nursing homes); and
- c. On-going lift and escalator upgrading and modernisation works for MRT stations

Please refer to the advisory for the lift and escalator industry [here](#).

Q5. Are owners allowed to postpone their servicing of lifts or escalators during this period?

A5. Lift and escalator service contractors for lifts and escalators in operation, are still required to comply with the Building Maintenance and Strata Management (Lift, Escalator and Building Maintenance) Regulations 2016, during this period.

Q6. Can owners temporarily shutdown their lifts or escalators during this period?

A6. Owners may inform us of their intention to temporarily shut down their lifts or escalators through [Form A](#) if you have fulfilled the accessibility and fire safety requirements:

- a) Under Section 22E of Building Control Act, the building owner is required to facilitate the access to, and use of, a building and its facilities by persons with disabilities (PWDs). At least one accessible lift shall be in operation at all times unless there are alternate means of accessible routes within the building or alternate accessible facilities for PWDs. Owners are advised to provide at least two lifts in operation at all times if there are two or more lifts in the building to ensure one of them is available if the another one is out of service.
- b) Under the Fire Safety Act, the building owner is required to maintain and ensure that all fire safety provisions like fire lift, evacuation lift etc. is to be operative as long as the building is in operation. In the event which you decide to completely shut down the building and not allow any occupants, all fire safety provisions, including fire lifts shall still remain live and operational. Evacuation lifts can be shutdown as long as they do not also serve as fire lifts.

There are a few other points to note:

- a) For lifts/escalators which are stopped up to and including 90 days and still have valid Permit to Operate (PTO) at the time of resumption, owners shall engage a registered lift/escalator contractor to perform checks to ensure that the equipment are in a good working condition before the resumption of operations. Please also notify us of the resumption through [Form B](#). (*Form*

B to be filled in and submitted by the appointed lift/escalator contractor who conducted the checks stipulated in Form B)

- b) For lifts/escalators which are suspended for more than 90 days or no longer have a valid PTO at the time of resumption, owners are required to apply for new PTO together with the necessary forms for re-commissioning the lifts/escalators.

During the period of temporary stoppage, periodic maintenance is not required to be conducted.

Should there be further enquiries, please write to the following:

- regarding accessibility requirements: bca_ud@bca.gov.sg
- regarding fire safety requirements: SCDF_QP_Consultant@scdf.gov.sg
- regarding PTO matters: BCA's Online Feedback Form at <https://www.bca.gov.sg/feedbackform>

Q7. Following a temporary stoppage of the lift/escalator, what are the necessary checks that need to be completed before I can resume operations?

A7. A registered lift/escalator contractor shall be engaged to perform checks to ensure that the equipment are in a good working condition before the resumption of operations, if the lift/escalators have been stopped for 90 days or less and still have a valid Permit to Operate (PTO).

The checks must include, but is not limited to, the requirements set out in Part 1 and Part 2 of the First Schedule of the Building Maintenance and Strata Management (Lift, Escalator and Building Maintenance) Regulations **and** a hot test of the equipment. The hot test will include checking the door opening and closing sequence on every floor for lifts, and operating for a period of time for escalators. The number of cycles for the hot test is to be decided by the contractor.

After the checks have been conducted, please also notify BCA of the resumption through Form B.