

## **MEDIA RELEASE**

### **BCA introduces measures to tighten lift maintenance and enhance lift safety**

**Singapore, 16 June 2016** – The Building and Construction Authority (BCA) will be introducing a series of measures to enhance lift reliability and safety, starting with the tightening of the maintenance regime which will take effect from July 2016.

2. There are a total of about 59,000 passenger lifts in Singapore. Lifts, like most mechanical devices, require regular and proper maintenance to ensure safety and reliability of use. The current regulatory regime requires passenger lifts to be maintained<sup>1</sup> at least once a month, and to undergo an examination, inspection and testing once a year. BCA's regular audit checks indicate that most lifts in Singapore are in good condition and safe to operate.

3. However, BCA's investigations into recent lift incidents revealed that the overall standard of maintenance by lift contractors<sup>2</sup> can be further improved. It is critical to uphold high standards of maintenance as the lifts get older, and are subject to more wear and tear over time.

4. The measures to enhance lift reliability and safety will include a tighter maintenance regime with stricter enforcement by BCA and a more robust Permit-to-Operate System.

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<sup>1</sup> All passenger lifts for public use are required to be maintained at least once a month under the Building Maintenance and Strata Management (Lift and Building Maintenance) Regulations. Lift owners are required to engage a lift contractor who is registered with BCA to maintain and test their lifts in accordance to the Singapore Standard 550 (SS 550).

<sup>2</sup> There are currently about 100 BCA registered lift contractors.

### Tighter outcome-based maintenance

5. Specific maintenance standards tied to key outcomes will be imposed on top of the current regulatory regime for maintenance of lifts. For example, having brakes that are well maintained will help to minimise the risks of incidents like uncontrolled movements of the lift cars. Lift owners and lift contractors are to ensure that the maintenance carried out on the lifts are done thoroughly and achieve these specified outcomes.

### Some examples of specified outcomes

<b>Current Requirements for Maintenance under Singapore Standard 550 (SS550)</b>	<b>New Requirements on Outcome-based Maintenance</b>
Lift equipment including settings and adjustments should be inspected and should function properly	Lift car doors and lift landing doors must be operational at all times and reopen upon activation of door protective devices
	Emergency power supply for lift car lighting and ventilation fan must remain functioning when normal power supply to lift car is disrupted
Lift equipment must be lubricated and cleaned	Brakes or lift parts should not contain any oil or grease contamination
	Sufficient oil in buffer – in accordance with manufacturer’s recommendation, as indicated by oil level gauge

### Strict enforcement

6. BCA will carry out audit checks on lifts to ensure that lift contractors achieve the maintenance outcomes. Penalties will be imposed on the lift contractor for any

non-compliance detected. This will ensure that lift contractors exercise greater vigilance and care when carrying out lift maintenance to ensure that lift reliability and safety is not compromised.

#### Introduction of a Permit-to-Operate System

7. Currently, all lift owners are required to engage an Authorised Examiner (AE) to conduct a full commissioning inspection and tests to ensure compliance with the Singapore Standard 550 (SS 550)<sup>3</sup>. A Certificate of Lift Maintenance and Testing will be issued by the AE to the lift owners and it is valid for a period of one year. BCA will replace this scheme with a new “Permit to Operate” (PTO) system. Under the PTO system, in addition to the current checks and certifications done by AEs, every lift will require a permit to be issued by BCA before it can be operated. Audit checks will be carried out by BCA. The permit has to be renewed annually, with certification done by an independent AE. This measure will strengthen oversight of lifts.

8. BCA will also require owners to display the permit in the lift, indicating the Lift Contractor responsible for maintenance and the name of the Authorised Examiner who inspected and certified the lift. This specific measure will be introduced in the second half of 2017.

#### Building up Capabilities

9. To support the enhancements to the regulatory regime, BCA will also look into building up industry capability throughout the entire supply chain from lift technicians who are involved in maintenance, to Professional Engineers who test and commission lifts. This will ensure that the lift industry has the necessary capacity and resources to meet the new regulatory requirements and carry out its duties competently and effectively. More details of the new measures, including training programmes and the building up of qualified lift personnel, will be announced when ready.

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<sup>3</sup> SS 550 is the Code of Practice for Installation, operation and maintenance of electric passenger and goods lifts and contains the general scope of works for lift maintenance and the typical items of the lift equipment to be maintained. As every lift make and model is different, those responsible for lift maintenance should adhere to the list of components and items as recommended by the lift manufacturer.

10. BCA's Chief Executive Officer, Dr John Keung says that "BCA takes a very serious view on lift safety. We have been engaging the industry and reviewing the lift regulations over the past year, and are now ready to make these changes. We will continue to update and implement new measures to further enhance lift safety in the short and longer term."

11. BCA would like to remind all lift contractors to exercise due diligence in ensuring that lifts are maintained according to the new outcome-based standards. Lift contractors and owners should also continue to undertake preventive maintenance and take all users' feedback seriously by attending to any issues promptly. The public can also play their part by reporting any lift faults that they encounter to the respective lift owners, including Town Councils, for the necessary follow-up.

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