

ANNEX A: FACTSHEET ON ENHANCEMENTS TO LICENSING (FIRM-BASED) REGIME FOR CERTIFICATION OF LIFT AND ESCALATOR SYSTEMS AND SUPERVISION OF STRUCTURAL WORKS

The Building and Construction Authority (BCA) will implement a new licensing regime to require the appointment of a BCA-licensed firm¹, for the following types of works (“**firm-based regime**”):

- (a) certification for lifts and escalators (“**L&E**”)² designed and installed in accordance with SS550:2009 and SS626:2017³ or later versions of the standards, excluding Home Lifts⁴, and
- (b) supervision of structural works with project value exceeding \$75 million.

¹ Today, BCA’s regulatory framework requires developers and building owners to appoint individual professionals for certification for lifts and escalators and supervision of structural works. Under the new licensing regime, developers and building owners will be required to appoint a BCA-licensed firm.

² Certification for L&E systems refers to a Specialist Professional Engineer (SPE) certifying that the lifts and escalators are examined, inspected, and tested in accordance to prevailing codes and standards. For existing L&E, a SPE’s certification is required for the annual renewal of PTO. For new L&E, the Building Control Act is being amended to require a SPE’s certification of the plans of L&E works (at the design stage), certification of L&E installation works (at the installation stage) and certification of the testing and commissioning of the installed L&E (at testing and commissioning stage).

³ SS550:2009 is the code of practice for installation, operation and maintenance of electric passenger and goods lifts. SS626:2017 is the code of practice for design, installation and maintenance of escalators and moving walks.

⁴ Home Lifts refer to lifts, excluding stairlifts or vertical platform lifts, not being common property, installed in a private home solely for the use of its occupants. Certification for the annual renewal of PTO for Home Lifts will be excluded from the works to be carried out by a licensed firm.

Licensing Requirements for Firms

2 To obtain a licence by BCA, a firm must first obtain the relevant accreditation from Singapore Accreditation Council (SAC). This requires firms to have the requisite specialised competencies and resources (e.g. at least meet a minimum level of staffing and years of experience for professionals employed by the firm). It also requires firms to put in place processes to improve productivity and safety, as well as quality assurance systems. Licensed firms must also establish structured training and career progression programmes for their employees.

3 The SAC has published the detailed technical and competency requirements for LECFs in April 2025. BCA is also currently working with SAC on the detailed requirements for SSFs for supervision of building works and will publish these requirements in 2026.

4 Individual professionals can continue to provide services independently for projects outside the scope of the new licensing regime, i.e. older lift and escalators systems certified based on codes before SS550:2009 and SS626:2017 and projects not exceeding \$75 million.

Benefits of a Firm-Based Regime

5 The firm-based approach delivers the following advantages:

- (a) Uphold safety and quality standards, underpinned by good governance and service quality. Within firms, teams will have better access to a broad range of specialised knowledge and experience that is essential for supervising or certifying complex projects and sophisticated equipment, allowing them to deliver safer and higher-quality projects. Proper governance structures and standard operating procedures

at the firm-level also enable more effective collaborations among employees and across different projects. In addition, with sufficient scale, firms can invest in advanced technologies and establish robust knowledge management systems, leading to more consistent and efficient service delivery for service buyers.

- (b) Train and develop the next generation. Over the longer-term, firms have greater capacity to attract and develop talent to succeed ageing professionals. This facilitates institutionalising of knowledge that will help retain engineering expertise within the built environment sector.

Requirements for Developers and Building Owners

6 Developers and building owners must engage BCA-licensed firms for projects valued above \$75 million and modern lift and escalator systems designed and installed in accordance with SS550:2009 and SS626:2017 or later versions of the standards. BCA encourages developers and building owners to engage accredited firms ahead of mandatory implementation.

Implementation Timeline

7 The mandatory licensing regime for LECFs and SSFs will be implemented in 2027 and 2028, respectively. BCA will continue engaging firms to provide support on meeting the licensing requirements and facilitating their accreditation through the SAC.

8 More information on the firm-based regime can be found at <https://go.gov.sg/bca-lifts-escalators-firm-based-regime> for LECF and <https://go.gov.sg/bca-supervision-structural-works-firm-based-regime> for SSF.