

Approval Process for RM&D lifts FAQs

Updated on 1 August 2022

What is Remote Monitoring & Diagnostics?

RM&D solutions use sensors to continuously monitor and collect data on lift operations. They analyse the data to diagnose and predict issues with lift operations and provide recommendations to technicians to help them maintain the lifts.

How can I apply to BCA to maintain my lifts at a reduced frequency?

From 1st August 2022, a lift owner, together with the RM&D solution provider and lift service contractor, may apply to the Commissioner of Buildings (COB) under the LEBM Regs to allow his lifts, installed with an RM&D solution, to be allowed for maintenance for up to 3 months.

To make an application, the applicant can download the necessary application forms found on BCA's website (URL: <https://www1.bca.gov.sg/regulatory-info/lifts-escalators/remote-monitoring-diagnostics-for-lifts-in-singapore>).

A guidebook on the application process as well as the Code of Practice for Design and Performance of Remote Monitoring & Diagnostics Solution for Lifts can also be found in the same website link.

For further information, feedback or clarifications, you may also submit your enquiry through BCA's Online Feedback Form at <https://www.bca.gov.sg/feedbackform> or call us at (65)1800-342 5222 (1800-DIAL BCA).

Where can I download the application forms?

The application forms may be downloaded from BCA's website (<https://www1.bca.gov.sg/regulatory-info/lifts-escalators/remote-monitoring-diagnostics-for-lifts-in-singapore>).

What should be submitted for the approval process application?

The following supplementary forms will need to be submitted together with main application form EMEG-RM&D1.

1. Form A: Details of Lifts
2. Form B: Details of Performance Indicators Values (Past 6 months)
3. Form C: RM&D Maintenance Findings (past 6 months)
4. Form D: Checklist for monitoring outcomes for BCA's for Design and Performance of Remote Monitoring & Diagnostics Solution for Lifts

The above forms can also be downloaded from BCA's website (<https://www1.bca.gov.sg/regulatory-info/lifts-escalators/remote-monitoring-diagnostics-for-lifts-in-singapore>).

Notwithstanding above, the lift owner may be required to submit other supporting documents to support his/her application to BCA.

How will BCA assess the application?

To assess the application, BCA would require the following information as part of the application process:

- a) Performance data of the lifts (including maintenance findings detected by the RM&D Solution and servicing records) for at least 6 months.
- b) Documentation demonstrating compliance to the Code of Practice for Design and Performance of Remote Monitoring & Diagnostics Solution for Lifts (COP).

To prepare for the information needed for the application, the applicant would first have to contact BCA at <https://www.bca.gov.sg/feedbackform> to evaluate the capabilities of their proposed RM&D solutions under the current monthly maintenance regime. The RM&D solutions will be trialled under the monthly maintenance regime to ensure that they are capable of monitoring and predicting issues with lift operations in accordance with the COP. This phase is expected to take at least 6 months.

Owners of lifts with RM&D solutions that have demonstrated these capabilities, together with his lift service contractor and RM&D solution provider, can then use the results of the trial to prepare the necessary documents detailed above to apply to BCA to allow the lifts with RM&D Solution listed in the application to be subjected to a longer maintenance interval.

Upon written approval of the application, the lift service contractor may carry out maintenance works at a frequency lower than the required monthly maintenance, subject to any condition for the approval that BCA may impose.

Where can I download the BCA's Code of Practice for Design and Performance of Remote Monitoring & Diagnostics Solution for Lifts?

It can be downloaded from BCA's website (<https://www1.bca.gov.sg/regulatory-info/lifts-escalators/remote-monitoring-diagnostics-for-lifts-in-singapore>).

How long does it take to process the approval process application?

BCA will provide a written response within 2 weeks upon receipt of completed application forms.