



UPCOMING REGULATORY CHANGES TO FIXED INSTALLATIONS* (FI)

With effect from **1 July 2025**,

the Building Maintenance and Strata Management (Lift, Escalator, and Building Maintenance) Regulations 2016 will be repealed.

The Building Control (Fixed Installations) Regulations 2025 (the “BC (FI) Regs”) and the Building Control (Reportable Matters) Regulations 2025 (the “BC (RM) Regs”) will be implemented.

Under the BC (FI) Regs, FI Plans submission will be required for new FI works and major A/R works.

*Fixed Installations (FI) refer to lifts, escalators, and mechanised car parking systems



FIND OUT HOW THE CHANGES IMPACT YOU AS A:

**DEVELOPER
AND
OWNER**



**SPECIALIST
PROFESSIONAL
ENGINEER (SPE)**



**FI WORKS
CONTRACTOR**



**BUILDING
WORKS
QUALIFIED
PERSON (QP)
& BUILDER**



DEVELOPER AND OWNER



BEFORE

1. Appoint lift/escalator contractor and SPE.
2. Apply for and obtain a permit to operate (PTO) prior to operation.

AFTER

1. Appoint FI works contractor, QP (Plans) and QP (Supervisor).
2. Obtain an approval of the plans prior to the commencement of the FI works.
3. Obtain a PTO prior to operation.

SPECIALIST PROFESSIONAL ENGINEER (SPE)



BEFORE

1. Witness EIT
2. Declare and Certify that EIT has been carried out in his/her presence and is in accordance with regulatory requirements
3. Apply for PTO on behalf of the developer

AFTER

QP (Plans):

1. Ensure that FI works are designed in accordance with regulatory requirements
2. Submit plans for approval on behalf of the developer

QP (Supervisor):

1. Supervise EITC
2. Declare and Certify that EITC has been carried out in his/her supervision and is in accordance with regulatory requirements
3. Apply for PTO on behalf of the developer

FI WORKS CONTRACTOR



BEFORE

1. Carry out Examination, Inspection and Testing (EIT) of lifts/escalators

AFTER

1. Submit relevant documents to the QP (Plans)
2. Ensure the validity and the completeness of the documents
3. Carry out Examination, Inspection, Testing and Commissioning (EITC) of FI
4. Facilitate inspection by BCA (for PTO application)

^Documents refer to drawings, type testing certificates, layout plans, floor plans, site plans, lift specifications

BUILDING WORKS QP & BUILDER



1. Incorporate relevant requirements in building plans and structural plans
2. Ensure sufficient time allocated for obtaining plans approval and clearance of BCA's inspection



OTHER KEY CHANGES UNDER THE NEW REGS



1. Regulation of Mechanised Car Parking Systems (MCPS)
2. Inclusion of new stakeholders' duties - Fixed Installation Inspectors (FII)
3. New requirements for Reportable Matters





LEARN MORE ABOUT THE BC (FI) REGS AND THE BC (RM) REGS AT:

[GO.GOV.SG/BCA-FI-REGULATIONS](https://go.gov.sg/bca-fi-regulations)

