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Electrical and Mechanical Engineering Group

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Dear Sir/Madam

## COMPLIANCE REQUIREMENT AND MAINTENANCE OF VERTICAL PLATFORM LIFTS

### Objective

This circular reminds lift owners and lift service contractors of the compliance requirements of vertical platform lifts (“VPL”), and the need to keep the VPL and their safety devices well maintained for user safety.

### Compliance to Acceptable Standards

2. VPL are primarily designed for vertical transportation of persons with disability, and are usually installed in places where the installation of a conventional lift is difficult. Some examples of VPL are shown in **Annex A**.
3. With effect from 1 July 2014, the design and installation of a new VPL is required to comply with the European Standard EN 81-41<sup>1</sup>, American National Standard ASME 18.1<sup>2</sup> or such other relevant standard accepted by BCA.
4. We wish to highlight that, for safety reasons, VPLs should be operated in hold-to-run<sup>3</sup> mode. The hold-to-run mode serves as a safety feature to keep the user’s attention on the operation of the VPL, and allow stoppage of the VPL motion should the need arise in an emergency situation.
5. Lift owners whose VPL are currently operated in automatic mode<sup>4</sup> without prior approvals should get their registered lift contractors to change the VPL operation to the hold-to-run mode. It should be noted that such modifications would amount to major alteration or replacement works under the Building Maintenance and Strata Management (Lift, Escalator

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<sup>1</sup> EN 81-41 – Safety rules for the construction and installation of lifts – Special lifts for the transport of persons and goods.

<sup>2</sup> ASME 18.1 – Safety standard for platform lifts and stairway chairlifts.

<sup>3</sup> Hold-to-run mode – For the lift to move, the lift operating button must be pressed, and continued to be pressed throughout the lift motion until the desired level is reached. The moment the button is lifted, the lift will stop moving.

<sup>4</sup> Automatic mode – For the lift to move to the desired level, the passenger would only need to press the level indicator button once and can let go of the button. He does not need to keep the button depressed until he reaches the desired level.



and Building Maintenance) Regulations 2016 (“BMSM Regulations”). Thus, the VPL owner is required to notify BCA in writing before such works are carried out.

6. The works must be carried out under the supervision of a specialist professional engineer in the specialised branch of lift and escalator engineering (“SPE”). Upon completion of the works, the SPE must examine, inspect and test every part of the VPL that was altered or replaced to ensure that the design and installation of each altered or replaced part is in accordance with the requirements in the BMSM Regulations. The VPL must not resume its operation after any major alteration or replacement work unless a valid permit to operate has been issued for the VPL and has not been suspended.

7. From 1 September 2019 onwards, every PTO issued for a VPL will be issued subject to a mandatory condition that the VPL must be operated in hold-to-run mode, unless otherwise approved for operation in automatic mode. Failure to comply with the condition may result in the suspension or revocation of the PTO and the lift operation must be stopped.

### **Maintenance Requirements**

8. Under the BMSM Regulations, an owner of a VPL must engage a registered lift service contractor (and no other) to maintain the VPL at a frequency recommended by the manufacturer (where available) or once every 3 months, whichever is more frequent. The lift service contractor engaged must carry out maintenance works for the VPL in accordance with the prescribed maintenance requirements in the BMSM Regulations.

9. In addition, BCA would like to remind all lift owners and lift service contractors to ensure that all safety devices (including the edge protective devices (such as light curtains or sensitive safety edges) on all open-sides of the VPL) must not be disabled or bypassed when the VPL is in operation.

### **Clarification**

10. For further information or clarification, please 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). Thank you.

Yours faithfully



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**ANNEX A: Examples of Vertical Platform Lifts**



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