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Electrical and Mechanical Engineering Group

3 June 2024

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Dear Sir/Madam

CODE OF PRACTICE FOR VERTICAL PLATFORM LIFT WITH ENCLOSED PLATFORM AND AUTOMATIC SLIDING DOORS

Objectives

This circular informs the industry of the following:

- (a) Publication of a new Code of Practice (“**COP**”) for vertical platform lifts with enclosed platform and automatic sliding doors; and
- (b) Adoption of the COP as an acceptable solution for these lifts for the purpose of complying with the performance requirements for lifts under Fifth Schedule of the Building Control Regulations 2003.

Background

2. In recent years, BCA has observed a rising demand for vertical platform lifts with enclosed platform and automatic sliding doors, particularly in landed houses. As these lifts have enclosed platforms and automatic sliding doors, their operations are very similar to that of the conventional passenger lifts, which the general public is familiar with.

3. Although the platform enclosure in these lifts eliminates the risk of users getting caught in the gap between the platform and the lift shaft, it introduces new safety risks including lack of ventilation and communication in a mantrap situation. Other safety hazards include unintended car movement, fire risk, unintentional access to controller, obstructed emergency escape path, and lack of safe working platform and refuge space for workers if the design of the lift does not address these issues.

4. Such lifts cannot fully comply with both EN81-41 and SS550, which are acceptable solutions for vertical platform lifts (without full enclosure) and conventional passenger lifts respectively. Hence, currently, the Qualified Person for building plan (QP(BP)) and the Specialised Professional Engineer in the specialised branch of lift and escalator engineering (SPE) would submit an application for alternative solution to EN81-41 for these lifts, with proposed measures to mitigate the safety hazards introduced. BCA will then approve these applications on a case-by-case basis.

New Code of Practice for Vertical Platform Lift with Enclosed Platform and Automatic Sliding Doors

5. BCA has developed a Code of Practice (COP) to address the safety hazards, with reference to established standards (including EN81-41, SS550:2020). The COP aims to formalise the requirements that BCA is currently imposing on the applications for alternative solution for vertical platform lift with enclosed platform and automatic sliding doors. The COP specifies the minimum requirements for the installation, operation and maintenance of these lifts.

6. The COP will be an acceptable solution, described in the BCA Approved Document, for the purpose of complying with the performance requirements for the design and installation of lifts under Fifth Schedule of the Building Control Regulations 2003. If the lift is fully compliant with the COP, there will be no need for submission of an alternative solution for approval. Type examination certificates and reports shall be submitted with the PTO application.

7. Notwithstanding if there is any deviation from the COP in the design of a proposed lift, the QP(BP) and SPE will have to submit an alternative solution application for approval, with the following documents:

- a. Schedule of Alternative Solutions with declaration by the QP and SPE;
- b. Clause-by-clause compliance table against the COP, with reference to clauses in the established standards; and
- c. Supporting documents (such as photos, videos, type examination certificates and reports)

Effective Date of Implementation of the Code of Practice

8. A six-month grace period will be given from the issuance of this circular. The developer, builder and qualified persons involved in proposed building works for which the first set of plans (building plans, structural plans or CD shelter plan whichever is earlier) is submitted to BCA **on or after 3 December 2024**, must ensure compliance with the COP, where applicable.

9. In the interim before 3 December 2024, to simplify the process for project parties who propose the installation of a vertical platform lift with enclosed platform and automatic sliding doors, the relevant SPE may ensure compliance with the COP and thereafter, declare such compliance in the alternative solution application, without having to list down the deviations from EN81-41 and the corresponding mitigations.

Feedback and Clarification

10. The COP and FAQs can be downloaded at this link: <https://www1.bca.gov.sg/regulatory-info/lifts-escalators/code-of-practice-for-vertical-platform-lift-with-enclosed-platform-and-automatic-sliding-doors>

11. The updated 'Approved Document' and handbook 'Understanding the Approved Document' can be downloaded via the following links:

Approved Document Ver. 7.06:

<https://www1.bca.gov.sg/docs/default-source/docs-corp-regulatory/building-control/approved-document-v7-06.pdf>

Understanding the Approved Document Ver. 3.0:

<https://www1.bca.gov.sg/docs/default-source/docs-corp-regulatory/buildingcontrol/understanding-the-approved-document-v3.0.pdf>

12. For further information, feedback 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).

Yours faithfully



TEO ORH HAI
GROUP DIRECTOR
ELECTRICAL AND MECHANICAL ENGINEERING GROUP
for COMMISSIONER OF BUILDING CONTROL
BUILDING AND CONSTRUCTION AUTHORITY

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DISTRIBUTION LIST

President
Association of Consulting Engineers, Singapore (ACES)
18 Sin Ming Lane
#06-01 Midview City
Singapore 573960

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Chiat Hong Building
Singapore 188968

An MND Statutory Board

President
Society of Project Management (SPM)
168 Jalan Bukit Merah Connection One #10-01
Singapore 150168
c/o SIPM Consultants Pte Ltd

President
Board of Architects (BOA)
5 Maxwell Road 1st storey
Tower Block MND Complex
Singapore 069110

President
Professional Engineers Board, Singapore (PEB)
52 Jurong Gateway Road #07-03
Singapore 608550

President
Singapore Lift & Escalator Contractors & Manufacturers Association (SLECMA)
3 Raffles Place #06-01
Bharat Building
Singapore 048617

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17 Cantonment Road
Singapore 089740

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The Association of Shopping Centres (Singapore)
91 Tanglin Road #03-01
Tanglin Place
Singapore 247918

President
Singapore Structural Steel Society (SSSS)
1 Liang Seah Street #02-11/12
Liang Seah Place
Singapore 189022

Building and Construction Authority

An MND Statutory Board

Director of Infrastructure
School Campus Department
Ministry of Education
1 North Buona Vista Drive
Singapore 138675

Deputy Director
Project Development & Management 3
Building Quality Group
Housing & Development Board
HDB Hub
480 Lorong 6 Toa Payoh
Singapore 310480

Deputy Chief Executive
Infrastructure & Development
Land Transport Authority (LTA)
1 Hampshire Road Block 8 Level
Singapore 219428

Director
Technical Services Division
JTC Corporation (JTC)
8 Jurong Town Hall Road
The JTC Summit
Singapore 609434

Senior Director (Building & Estates Management)
People's Association (PA)
9 King George's Avenue
Singapore 208581

Director
Special Projects & Procurement Department
PUB, Singapore National Agency
40 Scotts Road #08-01
Environment Building
Singapore 228231

Chief (Sports Facilities)
Sport Singapore
3 Stadium Drive
Singapore 397630

Assistant Chief Executive & Chief Sustainability Officer
Policy & Planning Group
Singapore Tourism Board (STB)
1 Orchard Spring Lane
Tourism Court
Singapore 247729

Chief Executive Officer
Urban Redevelopment Authority (URA)
45 Maxwell Road, The URA Centre
Singapore 069118

Director
Building and Infrastructure
Defence Science & Technology Agency
1 Depot Road
Defence Technology Tower A
Singapore 109679

Head (Fire Safety and Building Control)
Building and Infrastructure
Defence Science & Technology Agency
71 Science Park Drive
Singapore 118253

Manager (Architectural Plans)
Building and Infrastructure
Defence Science & Technology Agency
71 Science Park Drive
Singapore 118253

Deputy Chief Executive Officer
Sentosa Development Corporation
33 Allenbrooke Road, Sentosa
Singapore 099981

Chief
Health Infrastructure Project
MOH Holdings Pte Ltd
1 Maritime Square #11-25
HarbourFront Centre
Singapore 099253

Specialists Trade Alliance of Singapore (STAS)
24 Peck Seah Street, #07-11
Nehsons Building
Singapore 079314

Singapore International Facility Management Association (SIFMA)
200 Braddell Road, #01-03
Block H, BCA Braddell Campus
Singapore 579700

Association of Property and Facility Managers (APFM)
110 Middle Road
#09-00 Chiat Hong Building
Singapore 188968

President
Singapore Green Building Council (SGBC)
200 Braddell Road
Block H, Level 2 BCA Braddell Campus
Singapore 579700

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