

Our Ref.: BCA BC 15.0.3

Building Plan and Management Division

09 Mar 2011

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Dear Sir/Madam

ALTERNATIVE SOLUTION TO REQUIREMENT ON PROVISION OF DIRECT ACCESS TO LIFT WELL AS REQUIRED BY IN SS 550: 2009 (CODE OF PRACTICE FOR INSTALLATION, OPERATION, AND MAINTENANCE OF ELECTRIC PASSENGER AND GOODS LIFT)

Objective

This circular is to inform the industry of the alternative solution to the requirement on the provision of direct access to lift well in developments which are designed with private lift lobbies as found in clause 3.2.2 of SS 550: 2009.

Alternative Solution to Clause 3.2.2

1 In September 2010, BCA informed the industry that BCA would postpone the implementation date for compliance with Alternative Access to Lift Well under clause 3.2.2 from 1 July 2010 to 1 April 2011. This was to allow the industry to study and propose alternative solutions to the current requirement in clause 3.2.2. Clause 3.2.2 states that “[w]here lift landings are not directly accessible unless through private space, alternative access to lift well shall be provided ...”.

2 Following a study by the industry involving REDAS and the Technical Committee of SS550, it is agreed that as a minimum requirement to access the machinery, lift car and lift pit, the provision of the below design will also be deemed as complying with clause 3.2.2:

- a) In super highrise¹ residential buildings, direct and unobstructed access shall be provided at the top-most and bottom-most landings, and at each of the refuge floor stipulated under the Fire Code.

¹ Residential building that goes beyond 40 storeys as stipulated in the Fire Code.

- b) In non-super highrise residential buildings, direct and unobstructed access shall be provided at the top-most and bottom-most landings and preferably at least another landing between the top-most and bottom most landings.

Implementation of Clause 3.2.2

3 With effect from 1 April 2011, the requirement of clause 3.2.2 will apply to projects whose building plans are submitted to BCA on or after this date.

For Clarification

4 We would appreciate it if you could convey the contents of this circular to the members of your organisation. For clarification, you may call our BP Hotline at 6325 7159, email to bca_enquiry@bca.gov.sg or fax to 6325 4437.

Yours faithfully



TEO ORH HAI
DEPUTY DIRECTOR
BUILDING PLAN & MANAGEMENT DIVISION
for COMMISSIONER OF BUILDING CONTROL

DISTRIBUTION (via e-mail):

President
Association of Consulting Engineers, Singapore (ACES)
70 Palmer Road #04-06
Palmer House
Singapore 079427
acesing@starhub.net.sg

President
Institution of Engineers, Singapore (IES)
70 Bukit Tinggi Road
Singapore 289758
ies@iesnet.org.sg

President
Real Estate Developers' Association of Singapore (REDAS)
190 Clemenceau Avenue #07-01
Singapore Shopping Centre
Singapore 239924
enquiry@redas.com

President
Singapore Contractors Association Limited (SCAL)
Construction House
1 Bukit Merah Lane 2
Singapore 159760
enquiry@scal.com.sg

President
Singapore Institute of Architects (SIA)
79 Neil Road
Singapore 088904
info@sia.org.sg

President
Singapore Institute of Building Limited (SIBL)
70 Palmer Road #03-09C
Palmer House
Singapore 079427
josephine@sib.com.sg

President
Singapore Institute of Surveyors & Valuers (SISV)
20 Maxwell Road #10-09B
Maxwell House
Singapore 069113
sisv.info@sisv.org.sg

President
Society of Project Management (SPM)
MacPherson Road P.O. Box 1083
Singapore 913412
sprojm@yahoo.com

Deputy Director
Project Development and Maintenance Branch
Ministry of Education (MOE)
1 North Buona Vista Drive
Office Tower Level 9
Singapore 138675
eng_wee_tong@moe.gov.sg

President
Board of Architects (BOA)
5 Maxwell Road 1st storey
Tower Block MND Complex
Singapore 069110
boarch@singnet.com.sg

Deputy Chief Executive Officer (Building)
Housing & Development Board (HDB)
480 Lorong 6 Toa Payoh
HDB Hub
Singapore 310480
sck2@hdb.gov.sg

Deputy Chief Executive
Infrastructure & Development
Land Transport Authority (LTA)
1 Hampshire Road Block 8 Level
Singapore 219428
bok_ngam_lim@lta.gov.sg

Director
Engineering Planning Group
JTC Corporation (JTC)
8 Jurong Town Hall Road
The JTC Summit
Singapore 609434
kohchwee@jtc.gov.sg

Director(Building)
People's Association (PA)
9 King George's Avenue
Singapore 208581
foo_soon_leng@pa.gov.sg

President
Singapore Lift & Escalator Contractors & Manufacturers Association
(SLECMA)
5, Shenton Way #11-01
UIC Building
Singapore 068808
bstan@ctlclaw.com

President
Professional Engineers Board, Singapore (PEB)
5 Maxwell Road 1st storey
Tower Block MND Complex
Singapore 069110
registrar@peb.gov.sg

Director
Best Sourcing Department
Public Utilities Board (PUB)
40 Scotts Road #18-01
Environment Building
Singapore 228231
koh_boon_aik@pub.gov.sg

Chief(Sports Facilities)
Singapore Sports Council (SSC)
230 Stadium Boulevard
Singapore 397799
kenneth_hui@ssc.gov.sg

Chief Planner
Urban Redevelopment Authority (URA)
45 Maxwell Road
The URA Centre
Singapore 069118
lim_eng_hwee@ura.gov.sg

President
Singapore Hotel Association
260 Tanjong Pagar Road #04-01/03
Singapore 088542
secretariat@sha.org.sg

Chairman
The Association of Shopping Centres (Singapore)
91 Tanglin Road #03-01
Tanglin Place
Singapore 247918
info@orchardroad.sg

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