

Our Ref : APPBMSMA-2018-01

Electrical and Mechanical
Engineering Group

19 February 2018

All Escalator Owners and Escalator Service Contractors

Dear Sir/Madam

REMINDER: MORE VIGILANCE REQUIRED IN ESCALATOR MAINTENANCE

In recent inspections of escalators, Building and Construction Authority (“BCA”) officers have observed shortcomings in escalator maintenance leading to failure of components. In particular, poor maintenance of the handrails, such as the wearing off of handrail belt inner lining and drive sheave, and the failure to inspect and replace handrail driving component according to maintenance schedule, could result in handrail slippage posing a safety risk to users. BCA would like to remind all Escalator Service Contractors to be **more vigilant when maintaining escalators**.

2 The schedule to the Building Maintenance and Strata Management (Lift, Escalator and Building Maintenance) Regulations 2016 (“Regulations”) lists the maintenance requirements for escalators (See Annex A).

3 Escalator Service Contractors are reminded of their duty to ensure that escalators are maintained monthly in accordance with the requirements mentioned in the above Schedule and the provisions for periodic maintenance in SS CP 15 or SS 626 (whichever is applicable).

4 BCA will continue with its checks and inspections to ensure that escalators are well maintained for safe operation and use. BCA will not hesitate to take enforcement action, where appropriate, against Escalator Owners or Escalator Service Contractors for failing to meet relevant duties under the Building Maintenance and Strata Management (Lift, Escalator and Building Maintenance) Regulations 2016.

5 For further information, you may send an email to bca_Lift_Escalator@bca.gov.sg or call us at (65)1800-3425222 (1800-DIAL BCA). Thank you.

Yours faithfully



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All registered escalator service contractors with BCA RW03

All escalator owners including Town Councils

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ANNEX A: MAINTENANCE REQUIREMENTS FOR ESCALATORS

S/N	Areas of maintenance	Requirements
1.	Signage and indicator	<p>(a) Safety signage and direction indicator must be clearly and prominently displayed.</p> <p>(b) Edge of escalator step must be clearly demarcated with yellow lines.</p> <p>(c) There must be sufficient lighting in the vicinity of escalator combs.</p>
2.	Anti-climbing, anti-sliding, access restriction and deflecting devices	Anti-climbing, anti-sliding, access restriction and deflecting devices must be in place and must effectively serve their intended purposes.
3.	Emergency stop switch	Activation of emergency stop switch must initiate emergency stopping of escalator.
4.	Handrail system	<p>(a) Handrail must move in the same direction and speed (within a speed tolerance of +2%) as escalator steps.</p> <p>(b) Handrail inlet safety switch must be activated if a foreign object enters inlet and must cause escalator to initiate emergency stop.</p>
5.	Housekeeping	All machinery and machinery space in driving station, return station and truss area must be kept clean, tidy and free from discarded items and debris.
6.	Driving machine, brakes, sprocket and auxiliary brake	<p>(a) Machinery must not have any oil leakage.</p> <p>(b) Moveable parts, joints and gear-box must be sufficiently lubricated.</p> <p>(c) Brakes, when activated, must stop the escalator within the distance specified in SS CP 15: 2004¹.</p> <p>(d) All machinery must be securely mounted.</p>
7.	Safety switch and sensor (such as skirt panel switch, escalator comb switch, step sag switch, step up thrust switch, missing step detection device, floor plate or access cover detection switch, drive chain tension and step chain tension monitoring switch)	Activation of safety switch must cause escalator to initiate emergency stop.
8.	Excessive speed and unintentional reversal protection	Emergency stop must be activated when speed of escalator steps exceed rated speed by 20%.
9.	Operational clearance	Clearance between escalator step and escalator skirt panel, clearance between escalator step and escalator comb, and all other clearances must comply with SS CP 15: 2004 requirements.
10.	All escalator parts	Level of corrosion, wear and tear of all parts of escalator must not affect the safe operation of the escalator.

¹ – Code of practice for installation, operation and maintenance of escalators and passenger conveyors