Building and Construction Authority

We shape a **safe**, **high quality**, **sustainable** and **friendly** built environment.

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 highrise[1] 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



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