

ANNEX D: PROPOSED BUILDING CONTROL (REPORTABLE MATTERS) REGULATIONS 2021 FOR THE PURPOSE OF PART IV OF THE BUILDING CONTROL (AMENDMENT) ACT 2020

To prescribe requirements on (a) reportable safety incidents in relation to exterior features and fixed installations, and (b) reportable safety risks in relation to fixed installations under Section 22(G) and Section 25B of the Building Control (Amendment) Act 2020. The key proposed provisions are as follows.

No	Item	Provisions under the proposed Building Control (Reportable Matters) Regulations 2021	Rationale/Comments
1	Reportable matters in respect of fixed installations and exterior features	<p><u>Reporting safety risks (defects) in building products in fixed installations</u></p> <p>Under the amended Building Control Act (“Amended Act”), stakeholders such as the fixed installation contractor, fixed installation owner and qualified person have duties to notify the Commissioner of Building Control of safety risks (defects) in building products in fixed installations, within 72 hours after the person first becomes aware of reasonably suspects that a reportable safety risk has arisen or may have arisen involving the use of a building product.</p> <p>A ‘building product’ means any product, material, assembly of components, software or other thing that is, or could be, used in a building and is prescribed by building regulations to be a building product. The following are the building products of the respective fixed installations.</p> <p><u>Lifts</u></p> <ol style="list-style-type: none"> 1. Speed-monitoring and speed-limiting device 2. Device to prevent the car from falling or uncontrolled movements 3. Device for locking landing doors 4. Interlocking device to prevent, during normal operation of a lift — <ol style="list-style-type: none"> (a) the starting movement of the car, whether or not deliberately activated, unless all landing doors are shut and locked; and (b) the opening of a landing door when the car is still moving and outside a designated landing zone 5. Overspeed limitation device (such as an overspeed governor and links with safety gear) 6. Energy-dissipating buffer 7. Energy-accumulating buffer that is — <ol style="list-style-type: none"> (a) non-linear, and 	This is to prescribe the reportable safety risks in respect of building products in fixed installations.

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		<p>(b) with damping of the return movement.</p> <ol style="list-style-type: none"> 8. Programmable Electronic Safety Systems in Safety Related Applications for Lifts (PESSRAL) 9. Safety device fitted to jacks of hydraulic power circuits where these are used as a device to prevent falls 10. Electric safety device in the form of safety circuits containing electronic components 11. Lift control system (including the application programming or converter of integrated driving machine) 12. Lift landing and car doors <p><u>Escalators</u></p> <ol style="list-style-type: none"> 1. Escalator control system (including the application programming or converter of integrated driving machine) 2. Braking system 3. Auxiliary brake 4. Programmable Electronic Safety Systems in Safety Related Applications for Escalators (PESSRAE) 5. Electric safety device in the form of safety circuits containing electronic components 6. Main drive shaft and mechanism 7. Step, step chain, and step axle 8. Handrail and handrail drive system <p><u>MCPS</u></p> <ol style="list-style-type: none"> 1. Main electronic control panel that involve the control logic of the systems 2. Load carrier 3. Suspension element for the load carrier 4. Anti-fall device 5. Sensors that are used for detecting the presence of a driver in the transfer area including, sensor, proximity sensor, limit switches, entrance single beam or light curtain, etc 6. Safety circuits containing electronic components <p><u>Reporting safety incidents in fixed installations and exterior features</u> Under Section 25B(2) of the Amended Act, the following persons are required to notify the Commissioner of Building Control of a reportable safety incident:</p>	<p>This is to prescribe the reportable safety incidents arising from fixed installations and exterior features.</p>

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		<p><u>In relation to fixed installation:</u></p> <ul style="list-style-type: none"> a) A fixed installation contractor who last carried out maintenance works on the fixed installation before the happening of the reportable safety incident, and who becomes aware of the reportable safety incident; or b) A fixed installation owner of the fixed installation who is aware of the reportable safety incident. <p><u>In relation to exterior feature,</u></p> <ul style="list-style-type: none"> a) A person responsible for the exterior feature who is aware of the reportable safety incident; b) A person who is authorised to carry out any retrofitting of that exterior feature for the purposes of Part III of the Amended Act and who becomes aware of the reportable safety incident while performing the retrofitting; c) a builder or supervisor (including a consultant) of building works related to the building who becomes aware of the reportable safety incident while carrying out or supervising the building works; or d) a person appointed to carry out an inspection of the building for the purpose of Part V of the Amended Act who becomes aware of the reportable safety incident while carrying out the inspection. <p>Reportable safety incidents must be notified to the Commissioner of Building Control within 6 hours after the person first becomes aware of reasonably suspects that a reportable safety incident was or may have been caused by the use of, or involves or may have involved, a fixed installation or an exterior feature. The following are the reportable safety incidents for the respective fixed installations and exterior features:</p> <p><u>Lifts</u></p> <ul style="list-style-type: none"> 1. An individual dies or is injured as a result of an incident associated with the operation of a lift. 2. The main drive system of a lift fails due to a reason other than the failure of the main power system of the lift. 3. The suspension rope of a lift breaks. 4. A lift brake fails. 5. An overload device fails, resulting in lift car to operate even when it is carrying a load higher than the maximum load capacity, and further overloading may cause the lift car to plunge. 6. An energy-dissipating or energy-accumulating buffer fails. 	

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		<p>7. An interlocking device for any doors of the hoistway of a lift or a lift car (including any landing door, car door, emergency access door) fails.</p> <p>8. Fire outbreak, or smoke emitted, from any part of the lift system.</p> <p>9. Lift car over-traveling to or beyond highest or lowest floor.</p> <p>10. Lift car building up speed continuously before an abrupt stop upon impact.</p> <p>11. Lift car traveling above its normal speed or at risk of doing so.</p> <p>12. Abnormal noise from an object falling on top of a car, lift pit or striking against lift car.</p> <p>13. Abnormal entanglement of wire ropes.</p> <p>14. Lift car ascending or falling suddenly in an uncontrolled manner.</p> <p>15. Major damage or dislodgement of lift car cage, ceiling, false ceiling, car door or landing door.</p> <p><u>Escalators</u></p> <p>1. An individual dies or is injured as a result of an incident associated with the operation of an escalator.</p> <p>2. The main drive system, handrail drive system or step drive system of an escalator fails, other than due to a failure of the main power system of the escalator.</p> <p>3. A brake, overload device, or auxiliary brake of an escalator fails.</p> <p>4. Fire outbreak, or smoke emitted, from any part of the escalator system.</p> <p>5. Upriding escalator suddenly reversing direction.</p> <p>6. Escalator travelling at excessive speed.</p> <p>7. Tilting, flipping, or collapsed escalator steps.</p> <p>8. Stoppage or excessive slippage of handrails.</p> <p>9. Broken balustrade glass panel.</p> <p><u>MCPS</u></p> <p>1. An individual dies or is injured as a result of an incident associated with the operation of the mechanised car parking system.</p> <p>2. Failure of brakes.</p> <p>3. Failure of devices connected to the safety circuit.</p>	

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		<p><u>Exterior features</u></p> <ol style="list-style-type: none"> 1. An individual dies or is injured as a result of an incident associated with the condition of the exterior feature. 2. Fallen exterior feature or any part of an exterior feature where any property (other than the exterior feature itself) is damaged as a result of an incident associated with the condition of the exterior feature. 	