



MCCAA

MALTA COMPETITION AND
CONSUMER AFFAIRS AUTHORITY

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01 July 2025

The Impact of Building Designs on Lift Installations

Dear Architects,

This is a reminder of your obligation to ensure that all new building designs or proposed amendments affecting lift installations fully comply with the **Lifts Regulations (S.L. 427.37 of 2016)**, specifically that the lift must be designed and constructed to prevent the risk of crushing when the car is in one of its extreme positions.

Compliance with the required refuge spaces — both in the lift pit and headroom — must be considered and integrated at the earliest planning stages of any development. Adequate free space must be allocated to ensure the safe installation and operation of lifts, in accordance with the applicable legal and technical standard (EN 81-20).

Please note that the derogation procedure — which allows for the installation of low-pit or low-headroom lifts — is intended strictly for exceptional circumstances where it is genuinely impossible to meet the standard refuge space requirements. A formal application for derogation must be submitted to the MCCAA – Regulatory Affairs Directorate before any construction work on the lift shaft begins.

We must emphasize that a derogation is not an alternative to proper design planning. It is not granted automatically, and each application is assessed on a case-by-case basis against clearly defined criteria.

Regrettably, we have observed a number of recent cases where lift shafts were constructed without due consideration of the refuge space requirements, and prior to submitting a derogation request. This practice is non-compliant with regulatory procedures and must be strictly avoided.

Your cooperation in ensuring full compliance with the Lifts Regulations from the outset of your design process is essential to safeguard safety, legal conformity, and the integrity of your projects.

Yours faithfully,

Regulatory Affairs Directorate,
Technical Regulations Division,
Malta Competition & Consumer Affairs Authority