

Technical Advisory

FAQs concerning Florida's Elevator Industry

Issue 2007-01

BUREAU OF ELEVATOR SAFETY

October 25, 2007

This advisory is provided in response to inquiries, and is not intended as legal advice. While care has been taken to ensure its accuracy, in the event of any conflict the actual statute, code or administrative rule will prevail.

Timely Callback Inspections

The bureau has received callback inspections that exceed the 30-day timeframe established in statute. A person who submits a callback inspection later than 30 days has failed to comply with the state's reporting requirements.

Section 399.061, Florida Statutes (FS), states that when the division determines that an elevator is in violation of state law or the Florida Building Code, the division may issue an order to the elevator owner requiring correction of the violation and reinspection of the elevator evidencing the correction. Furthermore, if an elevator owner fails to comply with an order to correct within 30 days after its issuance, the owner is subject to administrative penalties including fines and suspension or revocation of their elevator license.

Summary: The elevator owner is responsible for the safe operation, proper maintenance, and inspection and correction of code deficiencies of the elevator after a certificate of operation has been issued, pursuant to s.399.02(5)(b), FS.

Full-Load Testing After Jack Replacement

Another recent inquiry raised questions regarding the need to perform a full-load test after a single bottom jack had been replaced or a safety bulkhead installed. Section 8.10.3.3.2(n), A.S.M.E A17.1 2004 Edition, states: Where an alteration is made to the plunger or cylinder (8.7.3.23), tests shall be performed as specified in 8.10.3.2.2(m), (n), (o), (r), and (s), 8.10.3.2.3(d) and (cc); and 8.10.3.2.5(b) and (c). Specifically, 8.10.3.2.3(cc) states in s. Car Speed [3.28.1(k)]: The speed of the car shall be verified with rated load and with no load, in both directions. (Item 3.30)

Summary: The car must be tested with the full rated load. The addition of a safety bulkhead or replacement of a single-walled cylinder are both considered alterations to the elevator and must be tested prior to the elevator being turned over for public use.

Temporary Operation Permits

The bureau continues to receive inquiries about expired temporary operation permits. The Safety Code for Elevators and Escalators ANSI/ASME A17.1 Section 5.10, allows elevators temporarily used for construction or demolition to provide transportation for construction personnel, tools, and materials only. Elevators used for construction shall not be accessible to the general public unless they comply with Part 2 or Part 3.

The bureau recognizes the need for Temporary Operation Permits and section 399.03(10)(a), FS, states:

The temporary use of an elevator during installation or alteration is authorized for a period of 30 days after the completion of a satisfactory temporary operation inspection. An additional 30-day period of temporary use is authorized from the date of completion of each additional satisfactory temporary operation inspection.

A satisfactory temporary operation inspection must satisfy the following criteria: the elevator is tested under contract load; the hoistway is fully enclosed; the hoistway doors and interlocks are installed; the car is completely enclosed, including door or gate and top; all electrical safety devices are installed and properly functioning; and terminal stopping equipment is in place for a safe runby and proper clearance. Section 399.03(10)(b), FS, further states that temporary use is authorized only when a satisfactory temporary operation inspection report, completed within the last 30 days, by a certified elevator inspector, and a notice prescribed by the department, bearing a statement that the elevator has not been finally approved by a certified elevator inspector, are conspicuously posted in the elevator.

Summary: A temporary permit is for construction use only. The use of an elevator by the public before a satisfactory initial inspection is complete will result in ordering its discontinued use and issuance of an administrative complaint with fines up to \$1,000 per day.



INDUSTRY BULLETIN

for Florida's Elevator Industry



SUBJECT: **ELEVATOR ALTERNATE POWER**

Number: 2006-03

Date: 2006/07/19

This bulletin is provided to aid in compliance with Florida law, and is not intended as legal advice. While care has been taken to ensure its accuracy, in the event of a conflict, the actual statute or administrative rule will control.

NEW LAW INCREASES ELEVATOR ALTERNATE POWER REQUIREMENTS

On June 1, 2006, Governor Jeb Bush signed into law House Bill 7121, relating to disaster preparedness response. The relevant portion of this law amends Section 553.509, Florida Statutes, and requires emergency power generation for public elevators located in new and existing residential multifamily dwellings, including condominiums, at least 75 feet in height. The emergency power generated must be sufficient to operate: at least one public elevator, allowing all residents access for an unspecified number of hours each day for a period of five days following the disruption of the normal power supply; any connected fire alarm system which also controls elevator operation; and emergency lighting in specified internal public areas. Alternate power generation may be accomplished through the installation of an appropriately-sized generator and fuel storage or by pre-wiring the elevator and other required systems to accept a generator, along with a contract for supply of a generator and fuel source. Engineering plans must be submitted to the local building inspection agency by December 31, 2006, and full compliance must be achieved by December 31, 2007.

Local building inspection and emergency management agencies will be responsible for ensuring that buildings comply with the requirements of this law and building owners, managers, or operators supply the required documentation. A Certified Elevator Inspector (CEI) will annually verify compliance with the quarterly inspection, records maintenance, and generator key requirements or confirm pre-wiring and contract continuation, as specified by law.

NEW LAW REQUIRES INSPECTOR VERIFICATION

As part of the annual elevator inspection, a CEI will verify compliance with certain requirements of House Bill 7121. CEIs must annually verify that appropriate quarterly inspections were conducted on the generator, the inspections records are available for review, and the generator key is stored in the correct location. If the building owner opts, as allowed by the new law, to pre-wire a generator connection and enter into a contract for delivery of a generator and fuel source, then the CEI will confirm that the pre-wiring is in place and a current contract exists. This verification process will become part of the annual elevator inspection and the information shall be provided to the Bureau of Elevator Safety on the annual elevator inspection report.

ANNUAL ELEVATOR INSPECTION REPORT BEING MODIFIED

The elevator inspection report is currently being modified to enhance its functionality and to include the compliance verification required by House Bill 7121, as discussed above. The modified elevator inspection report will be available by no later than December 31, 2006, and may be used immediately to begin verifying compliance with the requirements of House Bill 7121.

ELEVATOR INSPECTION REPORT SUBMISSION

All certified elevator inspectors and registered elevator companies are reminded that, per Florida Statutes, annual elevator inspection reports must be submitted to the Bureau of Elevator Safety within 5 days of the completion of the annual elevator inspection. Elevator inspection reports may be submitted in hard-copy or by electronic submission through the department's website at www.myfloridalicense.com.

Additional information on House Bill 7121 is available on our website at www.MyFlorida.com/dbpr or by calling the department's Customer Contact Center at 850.487.1395.

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