



Alberta Elevating Devices
& Amusement Rides
Safety Association

Information Bulletin No. IBE20-002 ISSUED January 31, 2020

Subject: Inspection Policy for Changing Construction Use to Public Use Elevator

Issue: What are the acceptance inspection criteria for inspecting a passenger elevator when it was previously operated as a construction elevator?

Background:

1. Over the last number of years, elevator contractors are opting to provide construction-use as a means to allow building contractors to use an elevator on an interim basis, until the building is at a stage that allows passenger elevators to meet the full compliance of regulatory requirements.
2. While use of construction elevators has worked well, it is becoming apparent that a policy must be established to clarify what inspections must be carried out when switching a construction elevator to a passenger use elevator.
3. The elevator industry is asking why a passenger elevator requires a complete, or even partial re-inspection when a load test is completed and there are only a couple of outstanding items from the original inspection; (ie. The installation of telephone, machine room door or hoistway fire rating).
4. Currently, an elevator installer is required to have a construction elevator Certificate of Operation Permit to allow the elevator to run providing access to workers only.
5. Each inspector uses their discretion of what tests are required when changing an elevator from construction-use to public-use.
6. Feedback from industry indicates that re-inspection tests, especially the use of weight tests, are not necessary and do not add any safety value. The current code requires full load testing to be done every 5-years despite how the elevator is used.
7. A standard approach to the re-inspection acceptance of a construction to passenger elevator is difficult because each case may be different as represented below:
 - a. Some elevators used as a construction use elevator are:
 - i. Subjected to prolonged use (many months).
 - ii. Heavy use (excessive trips with construction material).
 - iii. The elevators are only code compliant for construction use with many items that are not code compliant for passenger use.
 - b. Some elevators used as a construction use elevator are:
 - i. Subjected to limited use (a few months).
 - ii. Infrequent use (no excessive construction material be hauled).
 - iii. The elevator is almost code compliant except for a few items such as telephone.

TYPE: Information	Policy for Changing Construction to Public Use Elevator	REGULATION: Elevating Devices Code
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8. Regulations and codes that cover different elevator uses require tests and inspections to be carried out as you would a new device despite the fact that many of the tests are redundant and may cause excessive wear to the safety devices.

Conclusions:

1. Using different inspection methods to transfer construction use to public use elevators is acceptable and not all tests are required to be repeated provided that the level of safety is not diminished.

Requirements: When completing an acceptance inspection of a passenger elevator, when it was permitted as a construction elevator, the following shall be administered;

1. All elevators shall require a complete inspection including safety tests when any below apply;
 - a. The construction elevator has been in operation for over 8 months,
 - b. The car runs more than 600000 trips.
 - c. The construction-use elevator has undergone permanent changes to meet code requirements outside section 5.10:
 - i. Change in car cab
 - ii. Temporary wiring
 - iii. Temporary machine room
 - iv. Change in hoistway doors
2. Construction-use elevators subject to the following will require less performance-based testing (ie. No full load safety tests), when re-inspection is required:
 - a. The construction elevator has been in operation for less than 8 months.
 - b. The car runs less than 600000 trips.
 - c. Permanent changes have not been made to the elevator to meet code requirements outside section 5.10 (i, ii, iii and iv noted above under Requirements).
 - d. An MCP is in place and the MCP is up-to-date as it pertains to a passenger elevator not construction elevator.
 - e. No evidence of equipment damage/abuse.

Implementation:

This information Bulletin is implemented immediately.

Signature



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AEDARSA VP of Operations