

ELEVATOR DOOR MONITORING

Please be advised that New York City has adopted a new retroactive elevator safety code requirement for all existing automatic passenger, service and freight elevators. Depending on the elevator's vintage, the equipment may require modifications to the existing controller system or upgrade/replacement if it is an older system. As stated, this requirement is only for automatic elevators. Buildings with manual passenger or service elevators that have manually operated doors and gates do not have to meet this new code requirement. The requirement is to prevent the elevator from operating under any circumstance with the hoistway or cab doors open. This is to prevent the chance of someone being entrapped between the doors and injured if the elevator should move away from the landing floor.

All controllers built to meet the A17.1-2000 Code should have the door lock monitoring provisions built in, however there is a possibility it may not, as this depends on the controller manufacturer. If a new elevator was installed or a modernization was conducted at that point or forward (2000 or newer), the provisions for door contact monitoring should be built in. Prior to that, NYC followed the A17.1-1996 Code so it's safe to assume older controllers do not have provisions. To comply with this new code requirement, elevator contractors can purchase the software/hardware to add to an existing relay logic/microprocessor controller. Most microprocessor and relay controllers will require a panel with solid state boards and relays to be added and wired into the existing controller. In all probability, all controllers installed prior to meeting the 1996 code or microprocessor controlled elevators more than eighteen (18) years old, will probably be of the vintage that a full modernization of the equipment will be warranted. In this case, adding an auxiliary panel to the existing controller will not help improve reliability or longevity of the equipment and might even enhance reliability issues. It would probably be in the building's best interest to modernize the system so full compliance can be met and the system will then be reliable, safe, code compliant and serve the building population for the next twenty (20) years or more.

Please keep in mind that this new code takes affect and all elevators must be in compliance by January 1, 2020, after which point violations will be written for non-compliance. For all elevators that are going to be modernized, which will be the vast majority, that window is approximately two (2) years to either obtain a proposal from the incumbent elevator contractor or bid out a full modernization of the elevator(s) with consultant written specifications. The entire process will take one (1) year from inception to completion and if there are multiple elevators, could take up to two (2) years or more to complete. Therefore, the work should be scheduled no later than in 2018.

Also of note, the majority of elevator companies and elevator manufacturers will be inundated with requests to meet this update, so better to plan ahead as waiting until 2019 may delay the process past the requirement date.