

Construction Elevators

Background

During the construction of larger buildings there is often a need to move a significant amount of material from floor to floor during the finishing stages and the commissioning of the project. In the right circumstances, using a licensed elevator for this purpose can be a cost effective and efficient solution for General Contractors.

Legal Requirements

In Ontario, unlicensed elevators may only be used for the construction of the elevator itself. Thus, elevators used by the General Contractor during the construction phase of a building project must be properly inspected and licensed by the Technical Standards & Safety Authority (TSSA) as per the following regulations:

Prohibition — agreements

11. No person shall provide an elevating device or any part thereof for use by another person under any rental, leasing or other arrangement if the elevating device or part is in an unsafe condition or otherwise not in conformity with this Regulation, the code adoption document and any applicable director's order. O. Reg. 209/01, s. 11; O. Reg. 252/08, s. 6.

Operation prohibited without license

12. No owner shall operate an elevating device or permit it to be operated unless it is licensed and it complies with this Regulation, the code adoption document and any applicable director's order. O. Reg. 252/08, s. 7.

As well, a maintenance agreement must be in place to ensure that the elevator is kept in good operational repair during the time period it is used for construction purposes.

Operational Use

During its construction use, the elevator's finished surfaces are usually protected with plywood supplied and installed by the General Contractor. Also, many General Contractors choose to provide an operator to limit access to the elevator to trained personnel and to ensure there is no vandalism or abuse to the unit. This helps reduce the cost to restore the elevator to like-new condition after its use during construction.

Elevator Loading Requirements

Every elevator has a loading classification pertaining to its capacity and to the nature of the loading method. It is important that the loading classification matches the intended use of the elevator in order to ensure safe operation.

In this respect, the intended use of the elevator for construction must be taken into account during the project design phase to make certain that the loading requirements are adequate. For additional details, see Delta's "**Elevator Loading Requirements**" document.

Return to Like-New Condition

After the building is completed and all elevator related deficiencies are addressed by the General Contractor, the elevator must be returned to a like-new condition for turnover to the ownership. This includes removal of the cab protective surfaces, clean down of the hoistway, machine room, and control equipment, and adjustment of the unit's operational characteristics.

TSSA Inspection

Prior to requesting a TSSA initial inspection, the Pre-Inspection Checklist must be completed by the General Contractor. Please visit the TSSA website at www.tssa.org to obtain the list:

1. Click on 'Elevating Devices' at the top of the screen
2. On the left side of the page hover your mouse over 'Elevating Devices'
3. From the drop down menu click on 'Forms & Fees'
4. Under the heading 'B44 Safety Code for Elevators' click on 'Passenger and Freight Elevator Pre-Inspection Checklist 2011'

The checklist includes code requirements applicable to all car configurations that the General Contractor must complete prior to requesting an inspection, as well as more stringent code requirements that apply to the last car in a bank of elevators or for a car in a single hoistway.

It is critical to understand the Pre-Inspection Checklist to ensure that time frame expectations are not missed due to outstanding items that prevent a TSSA inspection from being scheduled.

Note: It is the General Contractor's responsibility to complete and submit the checklist to the elevator contractor after the elevator has been returned to like-new condition – the TSSA will not schedule an inspection without the completed and signed checklist.

Delta's Approach

Delta can accommodate requests for the use of a construction elevator provided that the following documents are in place:

- An agreement signed by the General Contractor confirming the condition of the elevator prior to the start of its use as a construction elevator.
- A maintenance agreement signed by the General Contractor outlining Delta's maintenance responsibilities and setting the General Contractor's monthly fee.
- An approved change order detailing the restoration timeline and costs payable to Delta for the work involved in returning the elevator to like-new condition.

It is important that discussion regarding a construction elevator take place early in the building planning process to ensure that there is no misunderstanding later in the project.

Please contact Delta if you have questions or if you would like pricing for a construction elevator for your building project.