

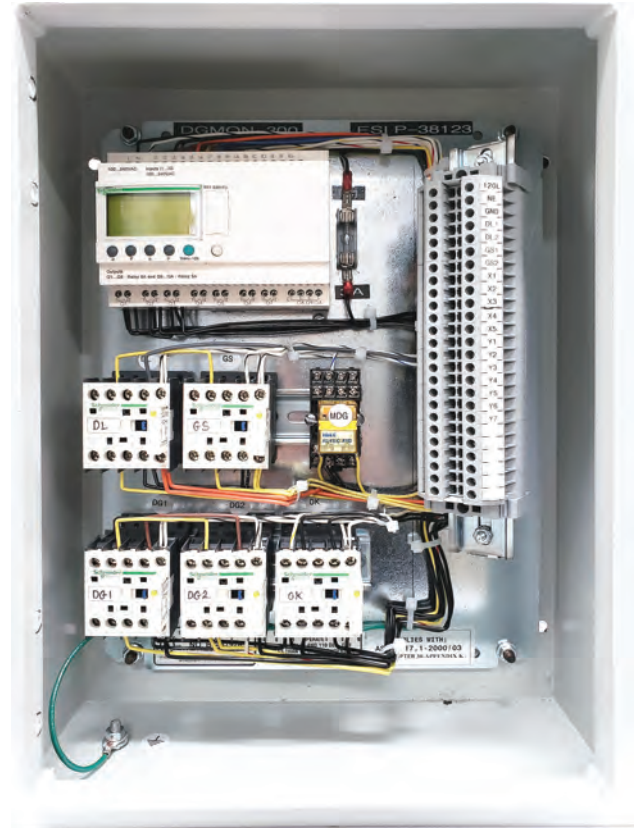
Significant Code Changes that will Affect your Elevators!

Elevator Door Lock Monitoring

The New York City Department of Buildings has announced that – by January 1, 2020 – all "automatic passenger and freight elevators must provide a system to monitor and prevent automatic operation with faulty door contact circuits."

The code is a requirement of Appendix K3, Rule 3.10.2, stating that the car doors must be monitored to prevent the following two issues:

1. To prevent operation of the car if the car door is not closed, regardless of whether the car-door contact and interlock contact circuits are open or closed (excluding the access switch operation and inspection operation).
2. To prevent power closing of the doors if the door is open and the car door contact circuit is closed or bypassed, or if the interlock circuit is closed (excluding during Firefighters' Service Phase II). Primarily, this determines if jumpers or other means of bypassing normal operation are being used.



Example of a Door Lock Monitor

Property Owners and Managers should be aware of the following:

- Elevators installed or modernized prior to July 1, 2009 will require a software and possibly a hardware update.
- Controllers installed or modernized after July 1, 2009 may already be partially compliant and may require installation of additional hardware or software installed. This will need to be confirmed by the elevator contractor.
- Elevators installed or modernized after January 2, 2015 may be equipped to be made fully compliant but, may need hardware or software installed. This also should be confirmed by the elevator contractor.
- If the controller cannot be adapted with the hardware or software upgrades, a modernization may be required.

All modifications and/or software changes to the controller will require filing with the New York City Department of Buildings, and inspected and testing upon completion.

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Future Code Changes that will Affect your Elevators

In the years ahead, mandated by elevator code will be the addition of Rope Grippers

Rope Grippers will be required by the NYC Building Code 2.19.2 and 2.8.4.1 Appendix K. Elevators without them will be considered non-compliant. Such a device – developed to safeguard passengers by stopping an elevator in case of a mechanical and/or electrical failure – must be installed on all elevators by 2027.

Benefits of Rope Grippers

- Provide over-speed detection and unintended car movement with the door open and is by brake, control or drive failure.
- Detect an emergency situation, and if a car leaves a floor with the door open.

A service of D&D Elevator – continuing to keep you up-to-date on changes to remain always code-compliant

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