



SAFETY ORDER

No: SO-L1 090622 5

RICHMOND ELEVATOR MAINTENANCE LTD – HYDRAULIC ELEVATORS
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Date of Issue: June 22, 2009

This safety order is being issued pursuant to section 31 of the Safety Standards Act. A person affected by this safety order may appeal this order, in writing, to the Safety Standards Appeal Board in accordance with Section 51 of the Safety Standards Act. It is an offence under section 72 not to comply with a safety order.

Part 1: Details of Regulated Work or Regulated Product

This safety order is issued to Richmond Elevator Maintenance Limited with respect to all hydraulic elevator controllers it manufactured for registration under the CSA B44-1994, CSA B44-2000 and CSA B44-2004 editions of Safety Code for Elevators and Escalators inclusive.

Part 2: Requirement(s) of this safety order

Controllers Registered under CSA B44-2000 and CSA B44-2004

1. Richmond Elevator Maintenance Limited will immediately implement a retrofit program to resolve non-compliances for elevating devices registered under the CSA B44-2000 and CSA B44-2004 Safety Code for Elevators and Escalators as follows:
 - a. Richmond Elevator Maintenance Limited will retrofit all affected elevating devices to comply with the applicable code referenced in the original technical submission filed with the B.C. Safety Authority (“BCSA”) or its predecessor and as per the CSA Certificates of Compliance dated March 2009. The retrofit will consist of all necessary alterations to the hydraulic controller including if necessary replacement of the existing controller with a new certified hydraulic controller.
 - b. The affected elevating devices will be retrofitted in the order indicated in Schedule A to this safety order, which prioritizes units based on the highest risk as determined by age and building occupancy. Elevating devices registered under the CSA B44-2000 Safety Code for Elevators and Escalators will be retrofitted first in the order listed, followed by the elevating devices registered under the CSA B44 – 2004 Safety Code for Elevators and Escalators. Richmond Elevator Maintenance Ltd. will immediately advise the BCSA if for any reason related to public safety it considers that an affected unit should be granted a higher priority than appears in Schedule A. Nothing in this safety order prevents Richmond Elevator Maintenance Ltd. from taking such action as is necessary to address an imminent hazard.
 - c. A minimum of 25 elevating devices must be retrofitted each month commencing July, 2009 and in any event all affected elevating devices must be retrofitted by June 15, 2012.
 - d. This safety order applies to all hydraulic elevator controllers manufactured by Richmond Elevator Maintenance Limited regardless if installed or maintained by other licensed contractors.
 - e. Richmond Elevator Maintenance Limited will notify all owners of the affected elevating devices of this retrofit as follows:
 - i. A draft owner notification letter must be approved by the BCSA by July 1, 2009.

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- ii. Within 30 days of this order or such lesser period as BCSA may approve, issue the approved letter notifying the owners that the controllers in their elevating device(s) will be repaired or replaced as needed in compliance with this safety order; and
- iii. At least 30 days prior to attending the site, notifying the owners in writing of the time and date that the retrofit will take place and the amount of time the affected elevating device(s) is expected to be out of service.
- f. A Major Alteration Technical Submission must be filed for each retrofit with the BCSA with the applicable fee at the end of the month the retrofit was completed in.
- g. A monthly schedule must be submitted to BCSA in order to coordinate inspections. The monthly schedule must be submitted at least 3 weeks in advance of the following calendar month.
- h. After each retrofit is complete, written notification must be submitted to BCSA and only upon the approval of BCSA can the elevator be returned to service.
- i. Quarterly updates must be submitted to BCSA for completed units.
- j. Complete Electrical Schematic Diagrams for the Richmond Elevator Maintenance Hydraulic Controllers must be submitted to the BCSA by June 30, 2009.
- k. An Inspector's Guide for Testing Procedures must be approved by the BCSA by July 31, 2009.

Controllers Registered under CSA B44-1994

- 2. Richmond Elevator Maintenance Limited will immediately implement a retrofit program to resolve non-compliances for elevating devices registered under the CSA B44-1994 Safety Code for Elevators and Escalators as follows:
 - a. Richmond Elevator Maintenance Limited will retrofit all affected elevating devices to comply with the applicable code referenced in the original technical submission filed with the BCSA or its predecessor. The retrofit will consist of all necessary alterations to the hydraulic controller.
 - b. The affected elevating devices will be retrofitted in the order of highest risk, based on age and building occupancy. Richmond Elevator Maintenance Ltd. will immediately advise the BCSA if for any reason related to public safety it considers that an affected unit should be granted a higher priority than appears in Schedule A. Nothing in this safety order prevents Richmond Elevator Maintenance Ltd. from taking such action as is necessary to address an imminent hazard.
 - c. The retrofit program must be completed by June 15, 2010.
 - d. The retrofit program applies to all hydraulic elevator controllers manufactured by Richmond Elevator Maintenance Limited regardless if installed or maintained by other licensed contractors.
 - e. Richmond Elevator Maintenance Limited will notify all owners of the affected elevating devices of this retrofit.
 - f. Quarterly updates must be submitted to BCSA for completed units.



Part 3: Details of Issue (if applicable)

This safety order is being issued to the following:

- Richmond Elevator Maintenance Limited

Part 4: Details of Ordering Safety Manager or Safety Officer – Please read following page

I certify that I am authorized to issue this safety order in accordance with section 15 (d) of the Safety Standards Act or that I have been delegated this power under section 15 (g) of the Safety Standards Act.

A handwritten signature in black ink, appearing to read "Janice Lee".

Janice Lee
Provincial Safety Manager – Elevating Devices

Date: June 22, 2009



Safety Standards Act:

Safety Orders

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- (1) To prevent, avoid or reduce risk of personal injury or damage to property, a provincial safety manager may, in writing, issue a safety order.
 - (2) A safety order may be issued to any person in relation to any of the following:
 - (a) regulated work or regulated products generally;
 - (b) a specific class of regulated product or regulated work;
 - (c) a specific regulated product or regulated work.
 - (3) For certainty, a safety order issued under this section may apply to
 - (a) regulated work that meets the requirements under this Act,
 - (b) regulated work that previously met the requirements under this Act or a former Act but does not meet the current requirements under this Act,
 - (c) regulated products that meet the requirements under this Act, or
 - (d) regulated products that previously met the requirements under this Act or a former Act but do not meet the current requirements under this Act, including a regulated product that bears a certification mark.
 - (4) A safety order may specify any requirement that is intended to prevent, avoid or reduce the risk of personal injury or damage to property and may include any of the following orders:
 - (a) that an existing regulated work or regulated product must be made safe in compliance with the safety order;
 - (b) that a regulated product must be
 - (i) disconnected from a power source,
 - (ii) uninstalled, or
 - (iii) modified before continued use;
 - (c) that a regulated product must be operated, installed, manufactured or disposed of only as specified or that a regulated product must not be moved;
 - (d) that current or future regulated work or a regulated product must conform to the terms or conditions of the order;
 - (e) that a person take or refrain from taking any action that a safety manager considers necessary to prevent, avoid or reduce a risk of personal injury to persons or damage to property;
 - (f) that the manufacturer make reasonable efforts to recall the regulated product.
 - (5) The provincial safety manager must give written notice of the safety order to the following persons:
 - (a) the manufacturer of the regulated product;
 - (b) an owner of the regulated product if the identity of the owner is known to the provincial safety manager;
 - (c) the person in charge of the regulated work.
 - (6) The notice must state the reasons for the decision and that the person has the right to appeal the decision to the appeal board.
 - (7) Despite section 54, a safety order may not be stayed during an appeal.

References:

Safety Standards Act

For more information on the British Columbia Safety Authority, please visit our website at:

www.safetyauthority.ca