



SAFETY ORDER

No: SO-L1 101214 1

HYDRAULIC ELEVATORS WITH SINGLE BOTTOM CYLINDERS

Date of Issue: December 14, 2010

This safety order is 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 within 30 days. The appeal process is set out on the Safety Standards Appeal Board's website at <http://www.housing.gov.bc.ca/ssab/>.

Failure to comply with a safety order is an offence under section 72 of the Safety Standards Act.

Part 1: Details of Regulated Work or Regulated Product

This Safety Order applies to all hydraulic elevators installed below ground with single bottom cylinders. Most single bottom cylinders have been in the ground for 30 years or more. The potential for catastrophic failure due to separation of a single bottom from the cylinder increases with cylinder age.

Recent changes to Provincial regulations adopted the most current version of the CSA B44-2007 *Safety Code for Elevators and Escalators* (the "Code"), which requires modification of existing single bottom cylinder elevators by October 8, 2015. This Safety Order is intended to promote the orderly and efficient compliance of owners and contractors with the Code requirements.

To assist in determining whether a given elevator employs a single bottom cylinder, the Safety Authority has compiled a list of units that are likely to be affected by this Safety Order based on age and historical design information to the extent this information is available.

This list is not exhaustive as the applicable records are several decades old and in many cases are incomplete. Inclusion on this list does not guarantee that an elevator is subject to this Safety Order, nor does exclusion from the list guarantee that an elevator is not subject to this Safety Order. The list is intended only to provide some assistance to recipients of this Safety Order as it may be difficult to determine whether a given elevator employs a single bottom cylinder from normal inspection.

The list can be accessed on the Safety Authority's website as Information Bulletin B-L4 101214 1 (url: <http://www.safetyauthority.ca/regulations/elevating/information-bulletins>) and units are listed by the unit registration number which is specified on the BCSA issued annual operating permit. Check with your elevator maintenance contractor and the original manufacturer of the equipment on your property to assist you in determining what type of equipment you have.

Part 2: Requirement(s) of this safety order

1. Effective October 8, 2015, all hydraulic elevators referred to in Part 1 of this Safety Order must comply with section 8.6.5.8 of the Code.



2. A building owner(s) and/or property manager(s) responsible for premises which contain the type of elevator equipment referred to in Part 1 of this Safety Order must complete the electronic Safety Order Compliance Plan (url: <http://www.safetyauthority.ca/form/safety-order-compliance-plan>) in respect of each unit and submit it online ensuring that the following information is provided:
 - (a) State the method by which your hydraulic elevator will be brought into compliance
 - (b) State the date by which your hydraulic elevator is expected to be brought into compliance
 - (c) Identify the BCSA licensed elevating devices contractor who will perform the regulated work to bring the hydraulic elevator into compliance

Or

 - (d) State that the Safety Order is not applicable for one of the following reasons:
 - i. The equipment has been upgraded and is compliant
 - ii. The equipment is a double bottom cylinderEnclosing documentation proof will be required from a BCSA licensed elevating devices contractor or the original elevator manufacturer.

Completed forms must be received by the Provincial Safety Manager no later than **October 8, 2011**.

3. Upon completion of the necessary work to comply with the Code and Part 2, clauses 1 and 2 of this Safety Order a building owner(s) and/or property manager(s) responsible for premises which contain the type of elevator equipment referred to in Part 1 of this Safety Order must complete the electronic Safety Order Compliance Notification (url: <http://www.safetyauthority.ca/form/safety-order-compliance-notification-form>) in respect of each unit confirming compliance with this Safety Order and submit it online ensuring that the following information is provided:
 - (a) State the method by which your hydraulic elevator has been made compliant
 - (b) State the date by which your hydraulic elevator was made compliant
 - (c) Identify the BCSA licensed elevating devices contractor who performed the regulated work to make the hydraulic elevator compliant.

Completed forms must be received by the Provincial Safety Manager no later than **October 8, 2015**.

4. After October 8, 2015 any BCSA licensed elevating device contractor that identifies equipment referred to in Part 1 of this Safety Order that does not comply with this Safety Order must immediately remove the equipment from service and notify the Safety Authority in writing.

Part 3: Details of Issue (if applicable)

This safety order is being issued to the following:

-Building Owners, Property Managers and BCSA licensed Elevating Devices Contractors

In the event no property manager confirms responsibility for compliance with this Safety Order, BCSA will enforce this Safety Order against the building's owner as indicated on Land Title records or assessment rolls.



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.

Janice Lee, P. Eng.
Provincial Safety Manager – Elevating Devices

Date: December 14, 2010

Safety Standards Act:

Safety Orders

- 31
- (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.

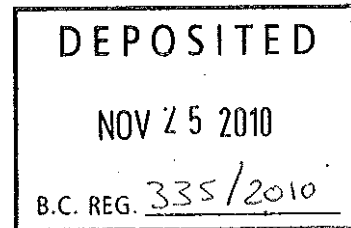
For more information on the British Columbia Safety Authority, please visit our website at:
www.safetyauthority.ca

PROVINCE OF BRITISH COLUMBIA
REGULATION OF THE MINISTER OF PUBLIC SAFETY AND
SOLICITOR GENERAL AND MINISTER RESPONSIBLE FOR HOUSING

Safety Standards Act

Ministerial Order No. M 340

I, Rich Coleman, Minister of Public Safety and Solicitor General and Minister Responsible for Housing, order that the Schedule of the Elevating Devices Safety Regulation, B.C. Reg. 101/2004, is amended under the heading "*Canadian Standards Association (CSA) Standards*" as set out in the attached Appendix.



NOV 23 2010

Date

A handwritten signature in black ink, appearing to be "RC", written over a horizontal line.

Minister of Public Safety and Solicitor
General and Minister Responsible
for Housing

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section: *Safety Standards Act*, SBC 2003, c. 39, s. 88

Other: M59/2004

November 5, 2010

R/802/2010/33

APPENDIX

1 Item 1 of the "Canadian Standards Association (CSA) Standards" table is repealed and the following substituted:

Item	Column 1	Column 2
1	ASME A17.1-2007/CSA B44-07	<p><i>Safety Code for Elevators and Escalators, with the following changes:</i></p> <p><i>Exclusion of Clause 2.14.1.8.3.</i></p> <p><i>Deletion of Clause 2.27.3.2.4(a) and replacement with:</i></p> <p>(a) the activation of a fire alarm initiating device specified in 2.27.3.2.1(a) or 2.27.3.2.2(a) that is located at the designated level, shall cause all elevators serving that level to be recalled to an alternative level, unless Phase I Emergency Recall is in effect.</p> <p><i>Exclusion of Sections 5.3, 5.4, 5.7, 5.8 and 5.9.</i></p> <p><i>Deletion of Clause 5.10.1.9.5 and replacement with the following:</i></p> <p>5.10.1.9.5 Openings of Holstway Doors or Gates from Landing Side. All elevators used for construction or temporary elevators shall be provided with holstway doors and gate devices that comply with either of the following:</p> <p>(a) interlocks conforming to 2.12.2</p> <p>(b) combination mechanical locks and electric contacts conforming to 2.12.3</p> <p>The mechanical locking device, when used on temporary doors, shall be self-latching.</p> <p><i>Exclusion of Sections 7.7, 7.8, 7.9, 7.10 and 7.11.</i></p> <p><i>Exclusion of Section 8.6 except the following:</i></p> <p>Section number and title, Clause 8.6.5.8 with the following change:</p> <p>Effective October 8, 2015, hydraulic cylinders installed below ground shall conform to 3.18.3.4, or the elevator shall conform to 8.6.5.8(a) or 8.6.5.8(b):</p> <p>(a) the elevator shall be provided with car safeties conforming to 3.17.1 and guide rails, guide-rail supports, and fastenings conforming to 3.23.1; or</p> <p>(b) the elevator shall be provided with a plunger gripper conforming to 3.17.3. The plunger gripper shall grip the plunger when the applicable maximum governor tripping speed in Table 2.18.2.1 is achieved;</p> <p>Subsection 8.6.12.</p> <p><i>Amendment to the introductory paragraph in section 8.9 as follows:</i></p> <p>Requirement 8.9 contains requirements for all new and altered equipment within the Scope of this Code.</p> <p><i>Exclusion of Section 8.11.</i></p>

2 *The following items are added to the table:*

Item	Column 1	Column 2
7	ASME A17.7-2007/CSA B44.7-07	<i>Performance-based safety code for elevators and escalators</i>
8	CSA Standard B44.2-07	<i>Maintenance requirements and intervals for elevators, dumbwaiters, escalators, and moving walks</i>