



**SUBCHAPTER 18
ELEVATORS AND CONVEYORS**

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ARTICLE 1 GENERAL

§[C26-1800.1] 27-982 Scope.-This subchapter shall establish the minimum safety requirements for, and control the design, construction, installation, alteration, maintenance, inspection, test and operation of, all elevators, dumbwaiters, escalators, moving walks, industrial lifts and loading ramps, automotive lifts, mechanical parking garage equipment, console or stage lifts, power operated scaffolds, amusement devices, and special hoisting and conveying equipment.

§[C26-1800.2] 27-983 Standards.-The provisions of reference standard RS-18 shall be a part of this subchapter.

§[C26-1800.3] 27-984 Definitions.-For definitions to be used in the interpretation of this subchapter, see subchapter two of this chapter.

§[C26-1800.4] 27-985 Plans.-For the requirements governing the filing of plans and the work to be shown on plans, see subchapter one of this chapter.

§[C26-1800.5] 27-986 Permits.-For the requirements governing equipment work permits and equipment use permits, see subchapter one of this chapter.

§[C26-1800.6] 27-987 General requirements.-All of the equipment listed in section 27-982 of this article shall be designed, constructed, altered and maintained as required by the provisions of this subchapter and reference standard RS-18. No piping or ductwork of any kind shall be permitted within hoistway or elevator enclosures except (i) as may be required for the elevator installation and (ii) low voltage wiring required or permitted by subchapter seventeen of this chapter provided that such wiring shall be protected within the hoistway or elevator enclosures in accordance therewith.

(a) Construction equipment.-Except for workers' hoists the provisions of this subchapter shall not apply to materials hoisting equipment for temporary construction use. For such equipment, the requirements of subchapter nineteen of this chapter shall apply.

(b) Portable equipment.-The provisions of this subchapter shall not apply to portable elevating devices used to handle materials only except as specifically provided in reference standard RS 18-5.

***** (c) Fire protection and impact resistance.-**

(1) Fire protection.- The fire resistance rating of hoistway enclosures shall be two hours and for hoistway doors and door assemblies the fire protection shall be one and one-half hours subject to the test procedures of subchapter five of this chapter.

(a) vertical conveyors passing through floors shall be fire protected as required for shafts in subchapter five of this chapter.

(b) inclined conveyors passing through floors shall be fire protected as required in reference standard 18-1 for escalators which are not a required means of egress.

(c) horizontal conveyors passing through vertical fire divisions shall be fire protected as required in subchapter five of this chapter.

(2) Impact resistance.- Elevator enclosures serving occupancy group E spaces (office spaces) in high rise buildings constructed pursuant to applications filed on or after July 1, 2006, shall comply with rules to be promulgated by the commissioner establishing minimum impact resistance standards. Such rules shall permit compliance with assemblies comprising approved reinforced construction boards affixed onto stud framing. The commissioner shall promulgate such rules on or before January 1, 2006.

(d) Elevators required.-For provisions designating buildings in which elevators are required, see subdivision (c) of section 27-372 of article five of subchapter six of this chapter.

(e) Elevator mirrors.-In all multiple dwellings in which there are one or more self-service passenger elevators, there shall, pursuant to such regulations as the commissioner shall prescribe, be affixed and maintained in each such elevator a mirror which will enable persons prior to entering into such elevator to view the inside thereof to determine whether any person is in such elevator.

(f) Emergency signal equipment.-Elevators, other than private residence elevators, that are operated at any time without a designated operator in the car, shall be provided with emergency signal equipment in accordance with the requirements of reference standard RS 18-1.

(g) Elevators and escalators as exits.-Elevators shall not be accepted as a required means of egress. Elevators shall not be installed in a common enclosure with a stairway. Escalators shall be accepted as equivalent to stairs when they comply with the requirements of section 27-378 of article five of subchapter six of this chapter.

(h) Car switch operation.-Elevators with car switch operation shall be provided with a signal system by means of which signals can be given from any landing whenever the elevator is desired at that landing.

(i) Electrical requirements.-All electric work shall conform to the electrical code of the city of New York.

***Local Law 26-2004.

§[C26-1800.7] 27-988 Manlifts.-The installation of manlifts is governed by the requirements of reference standard RS 18-9, and such additional safety regulations as may be promulgated by the commissioner.

§[C26-1800.8] 27-989 Elevator in readiness.-

(a) Except as provided in subdivision (b) of this section, in every building seventy-five feet or more in height, all floors shall be served by at least one elevator which shall be kept available for immediate use by the fire department during all hours of the night and day, including holidays, Saturdays and Sundays. There shall be available at all times a person competent to operate the elevator, except that no attendant

shall be required for buildings between seventy-five feet and one hundred fifty feet in height having elevators with automatic or continuous pressure operation with keyed switches meeting the requirements of reference standard RS 18-1 so as to permit sole use of the elevators by the fire department.

(b) In high rise buildings classified in occupancy group A, B, C, D, E, F, G or H, in buildings classified in occupancy group E with a gross area of two hundred thousand square feet or more, in buildings classified in occupancy group J-1 or J-2, in existing high rise buildings classified in occupancy groups C, F, G and H, in existing buildings classified in occupancy group J-1 (except "residential hotels," as such term is defined by the commissioner pursuant to rules and regulations) and in existing office buildings one hundred feet or more in height the number of elevators that shall be kept available for immediate use by the fire department as provided for in subdivision (a) of this section, shall be as follows:

(1) Where a floor is serviced by three or less elevator cars, every car shall be kept available.

(2) Where a floor is serviced by more than three elevator cars, at least three elevator cars with a total rated load capacity of not less than six thousand pounds shall be kept available for every floor. Such cars shall include not more than two cars which service all floors and at least one other car in another bank servicing that floor. If the total load capacity of all cars servicing the floor is less than six thousand pounds, all such cars shall be kept available.

(3) Such elevators which have automatic or continuous pressure operation shall be controlled by keyed switches meeting the requirements of reference standard RS 18-1.

(4) In high rise buildings classified in occupancy group A, B, C, D, E, F, G or H, in low rise buildings classified in occupancy group E with a gross area of two hundred thousand square feet or more and in buildings classified in occupancy group J-1 or J-2, all other automatically operated cars shall have manual operation capability.

(c) Notwithstanding the retroactive provisions of section 27-994 of article two of this subchapter:

(1) Existing office buildings one hundred feet or more in height shall comply with the requirements of this section by September thirteenth, nineteen hundred eighty-one. Complete plans of the installation shall be filed with the commissioner by June thirteenth, nineteen hundred eighty. A permit shall be secured from the commissioner by September thirteenth, nineteen hundred eighty.

(2) Existing high-rise buildings classified in occupancy group C, F, G or H and existing buildings classified in occupancy group J-1 subject to the requirements of this section shall comply with the requirements of this section on or before April first, nineteen hundred eighty-seven.

§[C26-1800.9] 27-990 Acceptance of equipment.-All equipment and devices regulated by the provisions of this subchapter shall be accepted or approved for use in accordance with the requirements of article eight of subchapter one of this chapter.

§[C26-1800.10] **27-991 Construction.**-The construction, installation and alteration of all elevator and conveyor equipment and devices, shall be subject to the provisions of this subchapter and applicable reference standards as follows:

(a) **Elevators, dumbwaiters, escalators and moving walks.**-reference standard RS 18-1.

(b) **Mechanized parking garage equipment.**-reference standard RS 18-2.

(c) **Automotive lifts.**-reference standard RS 18-3.

(d) **Industrial lifts and hinged loading ramps.**-reference standard RS 18-4.

(e) **Conveyors.**-reference standard RS 18-5.

(f) **Console or stage lifts.**-reference standard RS 18-6.

(g) **Workers' hoists.**-reference standard RS 18-7.

(h) **Power operated scaffolds.**-reference standard RS 18-8.

§[C26-1800.11] **27-992 Alterations.**-Alterations to elevators, escalators, dumbwaiters and other equipment provided for in this subchapter shall comply with the requirements of article four of subchapter one of this chapter. Minor alterations and ordinary repairs shall comply with the requirements of article five of subchapter one of this chapter except that elevator work shall not constitute a minor alteration or an ordinary repair when it is classified as alteration by the provisions of reference standard RS 18-1.

§[C26-1800.12] **27-993 Prohibited devices.**-The installation of sidewalk elevators located outside the street line is prohibited.

ARTICLE 2 EXISTING INSTALLATIONS

§[C26-1801.1] **27-994 Retroactive provisions.**-The provisions of this subchapter are not retroactive except that the provisions of this section are retroactive. Existing elevators moved to new hoistways shall conform with all the requirements for new installations. All alteration work on existing installations required by this section must be completed no later than December sixth, nineteen hundred seventy.

(a) **Emergency interlock release switch.**-Emergency interlock release switches in elevator cars, where provided, shall be of the key-operated, continuous-pressure type and all other types now in use shall be removed or replaced with approved key-operated, continuous-pressure type switches.

(b) **Machines-belt and chain-driven.**-Single-belted and chain-driven machines shall be permitted only on freight elevators and only when equipped with electrically released, spring applied brakes and with terminal stopping devices and electrical safety devices as required in reference standard RS 18-1.

(c) **Machines-drum winding.**-Drum winding machines shall be equipped with electrical machine limits as set forth in reference standard RS 18-1.

(d) **Car gate switches-additions, replacement, or relocation of.**-Car gate electric contacts where such devices are not provided or are found to be tied or blocked so as to render them inoperative shall be added, replaced or relocated as required by the commissioner. Installation or replacement of car gate electric contacts shall conform to the requirements of reference standard RS 18-1.

(e) **Elevator hoistway-door interlocks.**-All existing elevators not presently equipped with hoistway doors having door interlocks shall be provided with hoistway landing doors equipped with approved type hoistway-door interlocks conforming to the requirements of reference standard RS 18-1. Approved-type interlock switches may be installed in connection with existing hoistway door closers, provided the combination door closers and interlocks conform to all the requirements for approved hoistway-door interlocks. The use of elevator parking devices and hoistway door unlocking devices for opening hoistway doors from the landing side shall conform to the requirements of reference standard RS 18-1. Exceptions:

Interlocks or electric contacts shall not be used on hydraulic elevator landing doors or gates except where such elevators are provided with electric control and operating devices.

(f) **Emergency signal or telephone.**-Automatic operation elevators or any elevator operated at any time without a designated operator shall be provided with an audible emergency signal, and except in buildings classified in occupancy groups J-1, and J-2, the cars shall be provided with a telephone, in accordance with the requirements of reference standard RS 18-1.

(1) Elevators with car switch operation shall be provided with a signal system by means of which signals can be given from any landing whenever the elevator is desired at the landing.

§[C26-1801.2] **27-995 Existing sidewalk elevators.**-Existing sidewalk elevators shall not be subject to the provisions of this section.

§[C26-1801.3] **27-996 Existing hand powered freight elevators.**-Existing hand powered freight elevators shall not be subject to the provisions of this article. However, adequate protection of landing openings shall be provided by hinged or sliding doors which shall remain locked at all times except when the freight elevator is in use. Auxiliary gates not less than thirty-six inches in height, substantially constructed and secured in place, of wood or metal, or equivalent metal chains shall be installed. Such gates or chains may be arranged to lift vertically, to slide horizontally, or to swing. No part of any gate or chain may project into the freight elevator shaft. Gates may be operated automatically or manually.

§[C26-1801.4] 27-996.1 Locks on elevators and elevator hoistway doors.-Notwithstanding the retroactive provisions of section 27-994 of this article, in high rise buildings and existing high rise buildings, no switch, lock or device of any kind shall be installed on any floor on or above the street floor on any elevator car or elevator hoistway door, except elevators used exclusively for freight, that shall prevent opening of such doors by anyone not having a key, unless fire department access to cars and hoistways is provided for by a city-wide standard key as described in reference standard RS 18-1.

Existing high rise buildings shall comply with the requirements of this section on or before April first, nineteen hundred eighty-seven.

§[C26-1801.5] 27-996.2 Firemen service operation in existing elevators.-

(a) Notwithstanding the retroactive provisions of section 27-994 of this article, where required by reference standard RS 18-1, firemen service operation shall be installed in all existing elevators serving any of the following:

(1) High rise buildings or building sections classified in occupancy group C.

(2) All buildings or building sections classified in occupancy group F, G, H or J-1 (except for "residential hotels," as such term is defined by the commissioner pursuant to rules and regulations).

(b) All work necessary to meet the requirements of this section shall be completed on or before April first, nineteen hundred eighty-seven.

ARTICLE 3 TESTS AND TEST INTERVAL

§[C26-1802.1] 27-997 Acceptance tests.-No new, relocated or altered equipment shall be placed in operation until it has been tested and an equipment use permit has been issued by the commissioner. Such tests shall be made as required in section 27-999 of this article and shall be conducted by the person or firm installing, relocating or altering the equipment and shall be witnessed by a representative of the commissioner.

***§[C26-1802.2] 27-998 Periodic inspection and test intervals.**-Every new and existing device listed in article one of this subchapter except elevators located, (i) in owner occupied one-family or two-family dwellings provided that the elevator services only the owner occupied dwelling unit and that such dwelling unit is not occupied by boarders, roomers or lodgers, or (ii) within convents or rectories which are not accessible to non-occupants on a regular basis, or (iii) within an owner occupied dwelling unit which is not occupied by boarders, roomers or lodgers shall be inspected and tested at least

at the following intervals:

(a) Elevators-five times every two years, or as otherwise provided by the commissioner and except:

(1) Car safeties and counterweight safeties, where provided, shall be inspected at intervals not exceeding one year and shall be tested at intervals not exceeding two years.

(2) Oil buffers and governors shall be periodically inspected and shall be tested at intervals not exceeding one year.

(3) Hydraulic elevator pressure tanks and the piston rods of roped hydraulic elevators every three years.

(b) Escalators-five times every two years.

(c) Amusement devices-every six months except that the commissioner may extend the periodic inspection and test for an additional two months for amusement devices located in premises which are seasonally operated.

(d) Workers' hoists-every three months and immediately following each increase in travel.

(e) All other devices-at such intervals as the commissioner may require.

(f) Additional inspections- in addition to the inspections required by subdivisions (a) through (e) of this section, the commissioner may make such additional inspections as required to enforce the provisions of this code. No fee shall be charged for such additional inspections.

(g) Fees-every owner of elevators and other devices shall pay to the department an inspection fee for each elevator or device in the amount prescribed by subdivision c of section 26-213 of title twenty-six of the administrative code.

**Local Law 48-1991; Local Law 96-1985, language juxtaposed per Ch. 907-1985.*

§[C26-1802.3] 27-999 Inspection and test requirements.-Every new and existing device listed in article one of this subchapter shall be subjected to inspections and test requirements as follows:

(a) Elevators, dumbwaiters and escalators to the requirements specified in the reference standard RS 18-1 except that:

(1) Governor operated elevator car safeties shall be tested with no load in the car at the lowest operating speed.

(2) Instantaneous type car safeties, without governors, operated only as a result of the breaking or slackening of the hoist ropes shall be tested with no load in the car.

(b) Moving walks to the requirements specified in the reference standard RS 18-1.

(c) Lifts, conveyors, and amusement devices shall be inspected and subjected to the test requirements of the applicable reference standards and shall be tested to confirm the load capacity and safety of operation of the equipment, including tests of all operating protective safety devices,

adequacy of the structural supports, and anchorage to floors, walls, ceilings and foundations.

(d) **All other devices** shall be subject to such inspections and tests as the commission[er]* may require.

**Copy in brackets not enacted but probably intended.*

§[C26-1802.4] 27-1000 Inspection agencies and elevator repair service.-

******(a) The required periodic inspections shall be made by the department except that two of the five inspections required every two years for elevators and escalators shall be made on behalf of the owner by an insurance company, elevator maintenance company, elevator manufacturer, elevator inspection company, or other person, each of which must be acceptable to the commissioner. The department shall promulgate rules and regulations establishing criteria as to the qualifications of such companies or persons. Such owner shall cause such inspections to be performed between January first and September fifteenth of each year. Reports by private inspection agencies shall be on such forms and in such manner as required by the commissioner. Such reports shall be delivered to the owner of each elevator or escalator inspected listing all violations of any of the provisions of this subchapter within five days of the inspection, and a signed copy of the report of each inspection shall be filed with the commissioner. The failure to have such inspection performed within the prescribed period and to file a copy of the report with the department on or before September thirtieth of each year shall be a violation of this section, which shall be punishable pursuant to the provisions of section 26-125 of title twenty-six of the administrative code. After such violation is placed the owner may file such report and the department shall enter a notation in its records of the date on which such report was received by the department. After the date of receipt by the department, the per diem penalty provided by subdivision c of section 26-125 of title twenty-six of the administrative code shall be stayed. The department shall maintain the violation on its records, with a notation of the date on which such report was received by the department. On or before October fifteenth of each year all defects as found upon such inspection shall be corrected.

(b) In addition to the requirements of subdivision (a) of this section, all reports filed on or after April first, nineteen hundred eighty-seven for existing buildings required to install stair and elevator signs pursuant to section 27-390, elevator in readiness systems pursuant to paragraph two of subdivision (c) of section 27-989 of article one of this subchapter or firemen service operation pursuant to section 27-996.02 of article two of this subchapter, shall contain a certification that the required installation has been made. The reports shall be on such forms and in such manner as the commissioner may require. Failure to file such report by such a date shall be a violation of this section, and shall be

punishable pursuant to section 26-125 of title twenty-six of the administrative code.

(c) In multiple dwellings (either J1 or J2 occupancy groups), the owner shall be required to have a contract with an elevator repair person or company authorizing the performance of emergency elevator repair work. Such repair person or company shall be one of the elevator inspection agencies or inspectors employed thereby currently acceptable to the commissioner. The name, address and telephone number of such elevator repair person or company shall be maintained on each premises, in a location readily accessible to employees of this department, and maintenance or custodial staff at the premises.

****Local Law 48-1991.**

ARTICLE 4 EQUIPMENT PERMITS

§[C26-1803.1] 27-1001 Permit required.-No construction, alteration or removal shall be commenced until a written work permit therefor shall have been issued by the commissioner in accordance with the provisions of article seventeen of subchapter one of this chapter. No equipment shall be placed in operation until an equipment use permit has been obtained in accordance with provisions of article eighteen of subchapter one of this chapter and section 27-997 of article three of this subchapter.

§[C26-1803.2] 27-1002 Temporary use permits.-Temporary use permits may be issued by the commissioner upon request in accordance with the provisions of section 27-188 of article eighteen of subchapter one of this chapter for any equipment or device regulated herein, except power operated scaffolds. Temporary use permits for elevators shall be conditioned further upon compliance with the following:

(a) The class of service to be permitted is designated on the temporary permit.

(b) The hoistway has been enclosed throughout in an enclosure complying with subdivision (b) of section 27-987 of article one of this subchapter or with a temporary enclosure in accordance with the requirements for workers' elevators (temporary elevators) of the industrial code of the state of New York, rule no. 23.

§[C26-1803.3] 27-1003 Posting of temporary use certificate.-The temporary operating certificate shall be posted in a conspicuous location on, or adjacent to, the device covered by the certificate and shall state that the device has not been finally approved by the commissioner.

*****§[C26-1803.4] 27-1004 Posting of inspection certificate.-**

a. At the time the equipment use permit is issued, an inspection certificate issued by the commissioner shall be posted. No such certificate shall be issued for elevators which are not

subject to periodic inspections pursuant to section 27-998. The certificate shall be in such form as determined by the commissioner and shall be posted in the car of every passenger and freight elevator and on or near every escalator and power operated scaffold and in a frame with a transparent cover.

b. In place of posting inspection certificates in those locations specified in subdivision a of this section, certificates may be kept in the on site building manager's office. In a building where this option is elected, there must be a building manager's office open during normal business hours, and there must be posted in each location specified in subdivision a of this section a notice in a frame with a transparent cover, or a plaque with an indelible inscription, stating that the inspection certificate is located in the building manager's office and identifying the location of such office.

****Local Law 39-1993; Local Law 96-1985, language juxtaposed per Ch. 907-1985.*

ARTICLE 5 EQUIPMENT OPERATION

§[C26-1804.1] 27-1005 Operators.-Every power driven passenger elevator and freight elevator with a rise of more than one story, except automatic operation and continuous pressure elevators and sidewalk elevators, shall be in charge of a designated competent operator, who shall be at least eighteen years old, free from serious physical or mental defects, and selected with consideration of his or her abilities to perform his or her duties in a careful and competent manner, and who has been instructed in accordance with the requirements of the commissioner, except as otherwise specifically provided by law. Operators of amusement devices that require the services of a regular operator shall be at least eighteen years of age and shall have secured a certificate of competence from the commissioner. If the commissioner finds that any person engaged in running an elevator or amusement device is not competent to operate the elevator or device, the owner, agent or lessee of such elevator or amusement device shall, upon notice from the commissioner, discontinue the operation of such elevator or amusement device by such operator. Other devices listed in article one of this subchapter shall, when deemed necessary by the commissioner, be in charge of a designated competent operator conforming to such qualifications as the commissioner may prescribe except that operators for workers' hoists shall be assigned as required by the applicable provisions of reference standard RS 18-7.

§[C26-1804.2] 27-1006 Accidents.-The owner or person in charge of the equipment or devices listed in article one of this subchapter shall promptly notify the commissioner of every accident involving injury to any person requiring the services of a physician or damage to property or to apparatus exceeding one hundred dollars on, about, or

in connection with such equipment, and shall afford the commissioner every facility for investigating such accident or damage. The commissioner shall make an investigation immediately thereafter, and shall prepare a full and complete report of such investigation. Such report shall give in detail all material facts and information available and the cause or causes as far as they can be determined. Such report shall be open to public inspection at all reasonable hours. When an accident involves the failure or destruction of any part of the construction or operating mechanism of such equipment, no such equipment shall be used until it has been made safe, and re-inspected by the commissioner; and the commissioner may order the discontinuance of such equipment until a new use permit has been issued by him or her for its use. No part shall be removed from the premises of the damaged construction or operating mechanism until permission to do so has been granted by the commissioner.