TECHNICAL SAFETY BC

INFORMATION BULLETIN

ELEVATORS USED FOR CONSTRUCTION

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Topic: Operational Requirements for Construction Elevators

1. General Details

This information bulletin provides guidance to owners, general contractors, developers, and licensed elevating devices contractors on key operational requirements for elevators used for construction. It highlights important considerations such as restricted use for construction personnel only, prohibition on public access, certified operator requirements, limited operating speed, and the need for two-way communication systems at landings.

What Is a Construction Elevator Intended For?

An elevator used for construction, i.e., construction elevator, is defined as an elevator that is used temporarily and exclusively for construction purposes during construction or demolition of the building. A construction elevator is used to move workers, tools, and materials (refer to Elevating Devices Safety Regulation EDSR S.34).

Note: A construction elevator is not intended for public use.

2. Regulatory Requirements

Note: References to ASME A17.1/CSA B44 in this document refer to the edition currently adopted as mandatory under the schedule of the EDSR.

Why Are Construction Elevators Different?

Construction elevators operate in unique environments and are designed to keep construction personnel safe while allowing flexibility for temporary use. Construction elevators may use temporary equipment or be set up in temporary locations. Because they are only used in construction zones, they do not follow the same requirements as permanent elevators. Therefore, specific requirements are considered during their operation, including limited speed and two-way communication.

Keeping the Public Safe: Construction elevators are intended solely for construction personnel and should never be used by the public. Therefore, construction elevators must be located in areas without public access. To ensure this, elevator entrances must open into areas/lobbies that are fully separated and secured from public access, especially in buildings undergoing renovation or in newly constructed buildings that are partially occupied.

Construction Elevators vs. Personnel Hoists: An elevator used for construction must comply with the requirements of section 5.10 of the ASME A17.1-2016/CSA B44-16 Code. Temporary structures and hoists that are not permanent parts of the building must comply with the following safety standards:

- **Personnel Hoists:** CSA Z185 - Safety Code for Personnel Hoists

- **Mast Climbing Transport Platforms**: CSA B354.12, B354.13, and B354.14 - Design, calculations, safety requirements, and test methods for mast climbing transport platforms (MCTP) – CSA B354 is not currently adopted in BC.

Notes: Refer to item 3 of the EDSR Schedule for the adopted codes and editions.

Back to 5.10: If an existing elevator is repurposed for construction use, it must meet the requirements outlined in section 5.10 of the code for the entire duration of its use for construction, requiring a permit and an operator. In a repurposed construction elevator, safety features shall not be diminished under the minimum requirements of section 5.10 of the code. Once this period ends, the requirements for alterations in section 8.7 of the code apply (see also 8.7.2.27.6 and 8.7.3.31.7).

3. Installation and Operation Requirements

Cushioning and Padding of the Car Cabin: Where installed, cushioning and padding must be securely fastened to ensure safety during operation. All cushioning must be installed before the acceptance inspection. Any cushioning added after this inspection is considered a minor alteration to the car cabin and must be documented accordingly.

Speed: The speed of a construction elevator must be limited to 5 m/s (1,000 ft/min) as required by 5.10.1.12.3. The speed limit for the elevator is set because the hoistway, car enclosure, and hoistway door locks are temporary. Permissions may be granted by Technical Safety BC, on a case-by-case basis, to allow an elevator to operate at a higher speed. For a permission application, send your official request to elevating@technicalsafetybc.ca, before requesting an acceptance inspection. Submitting a request does not guarantee approval. The need for operation of the construction elevator at a higher speed must be rational and explained.

Use of Glass or Mirror: The use of glass and mirror in the car cabin and hoistway enclosures of a construction elevator is prohibited (see 5.10.1.10.5)**.**

Two-Way Communication: Construction elevators must be provided with an audible signaling device, or a permanent or portable means of two-way communication to establish communication between the landings and the operator, as required by 5.10.1.10.7.

Temporary Wiring: Temporary wiring is allowed as long as it follows the guidelines in section 76 of CSA C22.1, as required by 5.10.1.21.3. Permanent wiring must also meet these standards. All permanent electrical equipment for the elevator must be certified to comply with CSA B44.1/ASME A17.5.

Ascending Car Overspeed and Unintended Car Movement Protection: In addition to the testing requirements of section 5.10 of the code, construction elevators must also be tested for ascending car overspeed and unintended car movement protection (See EDSR S.34(4)).

Firefighters' Emergency Operation: A construction elevator may be installed without firefighters' emergency operation (FEO). However, if FEO is provided for a construction elevator, its functioning must comply with the requirements of 2.27.5 when designated-attendant operation is in effect.

Openings of Hoistway Doors or Gates From Landing Side: As per requirement 5.10.1.9.5 (amended by item 4 of EDSR Schedule), all elevators used for construction or temporary elevators shall be provided with hoistway doors and gate devices that comply with either of the following:

(a) interlocks conforming to 2.12.2; or

(b) combination mechanical locks and electric contacts conforming to 2.12.3.

The mechanical locking device, when used on temporary doors, shall be self-latching.

4. Operating Permit Requirements

Maintenance: Licensed contractors must provide a Maintenance Control Program (MCP) for all construction elevators. The maintenance of elevators used for construction shall follow the requirements of EDSR S.21(4) and Directive D-L4 101125 4: Mandatory maintenance. The frequency of mandatory maintenance is at least quarterly (also see manufacturer's recommendation).

Periodic Testing: For construction elevators in service for 12 months or more, periodic tests must be performed as specified in clause 8.6.7.10 of the code.

Reporting: All elevators in construction use must be maintained and reported on the list of maintained units submitted through the annual contractor reporting. For reporting requirements on maintenance and periodic tests, refer to Directive D-ED 2020-02: Annual Contractor Reporting.

Car Switch and Construction Use Elevator Operator

For details on operator certification, refer to the following webpages on Technical Safety BC website:

- Car Switch & Construction Use Elevator Operator
- Operator Certification

5. Note on Other Applicable Requirements:

In addition to the requirements outlined in Elevating Devices Safety Regulation, there may be other obligations set by external authorities such as WorkSafeBC. Stakeholders are reminded that compliance with all applicable workplace safety, construction, and occupational health regulations is also required. It is the responsibility of owners, contractors, and operators to ensure they are meeting all relevant requirements beyond those covered here.

Provincial Safety Manager – Transportation

References:

Safety Standards Act
Elevating Devices Safety Regulation
Safety Standards General Regulation
ASME A17.1-2016/CSA B44-16