

January 2008

memorandum

to: New York City Building Owners and Managers

from: VDA® (Van Deusen & Associates)

subject: **CHANGES IN NYC ELEVATOR CODE AND TEST REQUIREMENTS**

On July 3, 2007, Mayor Bloomberg signed into law the International Building Code (IBC) which will become effective July 1, 2008. These changes incorporate numerous revisions to the elevator code including frequency and types of tests required on elevators. Additional changes will affect new and existing units including some retroactive requirements that may impact certain existing installations.

Most important are the changes to the mandated inspection and testing requirements that will be enforced per the new standards effective January 1, 2009. These changes will require an increase in the requirements and frequency of the inspections including performance of certain tests on an annual rather than a bi-annual schedule. Also, a third-party licensed agency inspector must witness and certify the procedure with subsequent filing of the necessary forms and fees with the Department of Buildings.

As under the current NYC Local Law 10/81 requirements, the “Owner” will be responsible for the mandated inspection and testing costs. The costs to the Owner are expected to increase due to the change in the frequency of the more costly test procedures (performed by the Elevator Contractor) in addition to costs for the third-party licensed inspector required to witness the procedure.

VDA is ready to assist you in meeting these requirements and could provide a proposal for our services at your request. In the interim, we recommend that you contact your maintenance provider to verify they are a licensed agency and have prepared for these changes.