

MUNICIPALITY OF ANCHORAGE



Community Development Department
Development Services Division

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December 14, 2015

To: Elevator/Escalator Contractors and Elevator/Escalator Owners
Subject: Second and Final Notice – Elevator/Escalator Inspection Repair Issues

Earlier this year, you received a letter from the previous building official noting a change in the way the department will be enforcing failure to resolve items noted on periodic elevator and escalator inspections. This second (and final) notice is to inform you of this important change:

Beginning with the periodic inspections we perform on February 1, 2016, we will note outstanding items and impose fines for failure to resolve corrections, according to the schedule below.

The end result of this change will be more efficient inspection efforts, greater public safety, and more inspections performed on time.

The Department regrets that the imposition of fines is necessary; however, we performed a review of our periodic inspection records and noted over 50% of the items noted for repair were identified during previous inspections but ignored or not addressed by the elevator/escalator owner during the re-inspection period. Another disturbing finding of our review was: at the time of the next inspection many required repairs had not been accomplished even though the owner signed and returned the Notice of Compliance (NOC) to us. This has raised both a safety issue and a trust issue between the MOA and some Owners. We do realize the Building Owner typically relies on multiple contractors to take care of the outstanding items, but in the final analysis, the Building Owner is still the party responsible for the elevator/escalator safety. In a review of inspection processes in other jurisdictions, we find the most effective programs use fines to insure repair work is completed in a timely manner. Other areas also levy fines for owners who sign the NOC when the repairs have not been completed.

Here's how the revised elevator/escalator inspection process, and the imposition of fines, will work:

Upon completion of the periodic inspection, our inspector will either authorize issuance of an elevator certificate of inspection without condition, or provide a list of required items needing correction in one or more of three general repair categories, which will be color-coded in the inspection report:

- 1 – Immediate shut down due to imminent safety issues
- 2 – Red items - Items needing correction must be completed within the next 60 days
- 3 – Black items – Items needing correction must be completed before the next periodic inspection

When the building owner has completed the items needing correction, they sign our provided NOC form (which is the last page of periodic inspection reports) and return it to us acknowledging the items have been completed. We will then prepare the elevator certificate and send it out. If any red items are not able to be completed within the 60 days, the second box down may be checked indicating that these items will not be complete within the 60 days, but the owner/manager must include a reasonable explanation of the delay and a good faith estimate of an expected date of completion. If the reasons stated or the date indicated are not acceptable, the owner will be contacted by our department, so that a reasonable time line can be agreed on.

Based upon the existing fine provisions in AMC 14.60.030, fines will be imposed as follows:

1. If items identified in Red are not completed within the 60 day grace period or the expected date of completion they will be subject to fines of \$300 per day starting with the date of the end of the grace period. For each week the required repair is not made after the grace period ends, additional fines will be imposed.
2. If items identified in Black are not completed prior to the next periodic inspection, they become red and follow the time line of red items.
3. If the building owner returns the NOC form stating that items are complete and we determine they are not, the fine will be \$300 per day from the date they signed the NOC form until the items are completed.

The goal of this effort is to make sure the various elevator/escalators are operating in a safe manner. If everyone follows the code provisions, we will not have to issue any fines.

We appreciate your help in improving the safety of elevators and escalators in Anchorage. If you have any questions, please don't hesitate to contact our elevator inspection team at 343-8301.

Respectfully,



Sharen A. Walsh, P. E.
Director & Building Official