

The New Zealand LIFT FAX



The New Zealand Lift Fax is produced bi-monthly for the NZ lift industry. Just send your email address to LEC to subscribe.

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WHAT'S GOING UP or DOWN THIS MONTH:

CBIP LIFT INSPECTOR 'SOP' UPDATED:

The Certification Board for Inspection Personnel in NZ has reviewed its Lift Inspector Standard Operating Procedures again, and updated it to simplify and align it with the Building Act 2004.

The main changes see the Escalator & Moving Walks endorsements incorporated into 3 levels of certification as follows:-

1. **Level 1** - for persons certifying <0.3m/sec D2 installations.
2. **Level 2** - for persons carrying out D2 Building Compliance Schedule Annual WOF inspection of existing installations and issue 12a's.
3. **Level 3** - for persons carrying out inspection and testing of new D2 Building Consent installations for PS3 review or PS4 issue.

These changes will enable the examinations to relate more directly with the skills and responsibility levels necessary to inspect D2 specified systems in NZ under the Building Act.

- **Level 1** may be more suited to generic equipment installer certification where set documentation processes are used.
- **Level 2** will apply to D2 IQP registration for annual equipment WOF.
- **Level 3** will consist of a small lift industry trained group of inspectors able to complete commissioning tests and PS3 & PS4 issue.

EDITORIAL:

D2 OFTEN OVERLOOKED IN COUNCIL APPROVALS:

From Consent approvals to certificates for Public Use, there is minimal indication that certification and testing of lifts is necessary in the Consent process, let alone any requirement for a suitable record of the installation of a lift to be kept. And so I see continual installation where Code of Compliance is issued, but with little to no accurate record of safe processes having taken place.

This is not surprising if you check some of the Council forms, yes under access facilities there is usually a section for Lifts, which outlines D1 requirements for when a lift is necessary in a building, but by the time the fee is paid and the Consent Approval is issued, it is still rare to see accurate D2 lift inspection requirements on Consent Advice Notices, and very rare at the end process on Applications for Public use.

Why is this? Probably because most professionals associated with Consent applications are unaware of certification processes for D2 equipment, and although they may tick the D1 box, there still seems little in the Council processes as to inspection and record requirements to do with a lift installation.

You have Contact requirements for Structural Engineers and Mechanical Engineers, Builders, Gas-fitters, Fire Engineers, Designers and Registered Electricians, and you have safety issues to be considered for F1-F3 Hazardous Substances, F4- Safety from Falling, G1-Personal Hygiene, G3-Food preparation, D1-Access Routes, Ci-C4, F6 & F7 for Fire safety and so on, but usually nothing for D2.

And so the reality is, that if it's not on the form, only what is gets ticked off, and we end up with many lifts being put into service without any independent inspection, documentation, or detailed compliance schedule. Twenty year has passed, and still the DBH seems oblivious.

KONE SUCCUMBS TO EARTHQUAKE DOWNTURN:



Sadly I was to learn that KONE's frontline local Christchurch sales representative; **Ian Kimpton**, has been made redundant. Cynically one might see this as just another Xmas financial tidy up, but hopefully we won't lose Ian's honesty and wit in this industry as the Corporates manage their business through seemingly their most flexible commodity, its people!

It's been a pleasure working with you Ian. All the best!

PANDECT CLARIFIES BLACKCESS AGREEMENT:

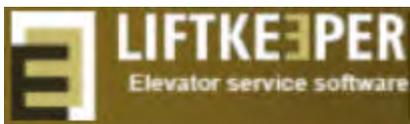
Max Black the owner for many year of the small hydraulic engineering company in Fielding known as Black Engineering, and of late 'Blackcess', has produced the small low-rise platform lifts for disabled access and Enable NZ, until deciding to retire earlier this year.

Ian Bougen of Pandect purchased the intellectual property rights along with the spare parts and continues to manufacture a limited range of the Blackcess units, especially the 500kg unit which compliments the Pandect range.

Pandect also continues to supply and manufacture spare parts for all Blackcess Lifts and in this regard is working closely with the Ministry of Health and ACC concerning residential installations, repairs and servicing.



LIFTKEEPER:



<http://www.liftkeeper.com>.

We are increasingly seeing the effects of smarter more reliable computer components on lift control systems and maintenance records, as reliability and consistent performance has reduced both the frequency of the need for periodic lift maintenance, and also of the reliance on the technician's skill to diagnose breakdowns, so what can software programs like 'Liftkeeper' do for the building owner.

Market pressures and solid state control equipment have slowed the increase in maintenance costs over the past 15 or more years, but in New Zealand the cost still averages between NZ\$ 3000 to \$4 000 pa per lift, to meet maintenance compliance requirements through the manufacturers comprehensive maintenance contracts.

I would suggest the three main criteria that concern building owners of lifts, are:-

1. Cost.
2. Reliability.
3. Performance.

And in that order, so what can a third party software reporting package bring to the lift owner.

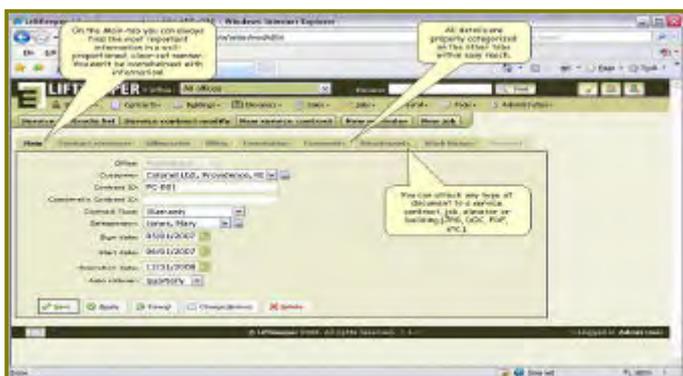


Firstly, reliability and performance for newer equipment has improved to a point where it can be locally serviced by lower skilled maintenance personnel reliant on supplier imbedded performance monitoring and diagnosis that is increasingly remote assisted, combined with instant communications and quick identification of most faults.

But on the other hand, with fewer breakdowns and less exposure of local technicians to a specific site, it is more difficult to know what spare parts to maintain, and so you find global rather than local supply is the more cost effective solution being employed by service companies, but this can bring with it an increased delay from identifying to fixing the problem. ie. Increased downtimes resulting when difficult to identify faults do occur, or when overseas supply of replacement parts is necessary.

And so where does a 'Liftkeeper' fit in to provide a more efficient service environment, because unless it's interfaced directly with the proprietary product or maintenance recording process, any information it can report on requires to be independently input.

Also to be able to provide a one-stop shop means of record, any dynamic system also needs to be able to compare the manufacturers recommended component life against the specific component life at any point in time to determine when to change it.



And so it is becoming clear that this software can only be efficiently employed if adopted by a lift maintenance service provider and integrated into the front end of any useful recording means.

Single input, real-time acquisition and storage of data, with a real-



time and historical internet accessible coherent data output, I feel is the most efficient means of



meeting any demand for this data.

But what demand is there that would make this whole exercise useful to the building owner and justify his maintenance overhead cost?

With 'smart' controllers, the lift service-provider can today increasingly locally and remotely monitor many operating variables specific to their proprietary equipment, as well as generate conditional alarms relevant to any safety risk to users, and for automatic notification of maintenance personnel.

Lift users can also through a single button call, speak directly with staff or dedicated call operators that can be directly logged against a specific lifts history, worldwide if preferred. And through the use of smart phones, PDA's, Pocket PC etc., data can be displayed and interrogated virtually anywhere these days.

And so we know what can be provided as possible useful data, but for what purpose do we need it, and can these 'Liftkeeper' type products provide an efficient and useful



service in achieving it.

The Building Act which govern safe maintenance of D2 Specified Systems in New Zealand under the Building Compliance Schedule system, requires that building owners:-

1. Properly maintain their lift equipment through employing a competent maintenance provider.
2. Have their equipment annually inspected by an IQP (Independent Qualified Person) to a set checklist of safety critical features.
3. Have the equipment record of breakdowns, maintenance and repairs suitably documented and checked by the IQP.
4. Obtain an IQP (12a) statement to be able to annually confirm safe compliance of the lift equipment to the territorial Authority.

And so yes, there can be a need for 3rd party monitoring products such as 'Lift Keeper', but if they are to be integrated efficiently they needed to be compatible with not only with one particular OEM's (Original Equipment Manufacturer) control system), but all OEM systems.

99%

Time marches on and it seems we rarely have time to consider what has passed us by, as it is usually only by the time we reach a significant age on this earth that we are able to slow a little and begin to better understand what a unique opportunity this miniscule moment in time gives us.



And yet when we consider the things that drive us, and the things that control our every day opportunities to be, we begin to see how superficial some are, and more importantly, how much of an impact they have had on how well we've used our moment.

In my time, I have grown within a lift industry that has evolved from an era when your executive manager was just in the next room and because of the time and cost to communicate, had to make the everyday operational decisions and had to rely mainly on our skills to get the technical job done. New ideas came from and were tested in-house, and we learnt by having to find and fix our problems with minimal assistance other than from our immediate peers. We relied on each other!

But over 45 years, personal associations have changed, wealth distribution has seen the executive reward going from an added incentive to many times that of field personnel, companies have become corporations and on to become global entities after buyout upon buyout fed rampant expansion, and those of us who gained our satisfaction from being a valued wheel in the cog, slowly became disenfranchised until we moved on.

We had grown up in a technically fast changing era, believing as long as we remained loyal, kept up with the change and strived to excel, we would remain satisfied in our work, and prosper in our company until we earned retirement.

But the takeovers and redundancies, the lay-offs and sub-contracting has paid its toll, and today what youth is left march to a different drum, where respect for loyalty, job skills and job satisfaction have been replaced by job position, title and a much higher expectation.

Globalisation has also changed the corporate structure, where once it employed many who strived to excel in all they did, and together achieved growth and reward, today the focus seems to only be on minimizing the inefficiencies of labour to maximize capital return, because the computer allows you too. And through absolute fiscal control of every process by the corporate elite over its subservient labour resource, loyalty, individual skill and job satisfaction seem to have become much less relevant, all because the computer allows them to.

Maybe this is what is reflected in Wall Street, and today permeates our whole capital ideal that the 99% movement feel within, a realization that the procurement of wealth is no longer tied to the benefit it was supposed to bring to the community, but has become an end in itself. Have the inherent balances expected in the capitalist ideal been shown to be wanting, because as with the communist ideal, the virtue-less man has succumbed to the insatiable power and greed interests of individuals who strive to acquire only because they can, to fill the void created by their waning natural evolutionary fears and social structures, that previously suppressed their ability to implement their excesses. Maybe it is time to be counted.

COUNCIL WOF DOCUMENT AUDITS:

First the Councils were accredited and now they are being audited, and each step will hopefully bring a more consistent process for both Building Consent and Building Compliance Schedules. And so if you haven't already tidied up your D2 WOF and 12a documents, now is a good time to do so. From what I'm hearing from the Councils perspective, the critical thing is to have the wording and detail on your forms relevant and succinct. That includes the report, or a completed test check list attached to each 12a.



CHRISTCHURCH EARTHQUAKE UPDATE:

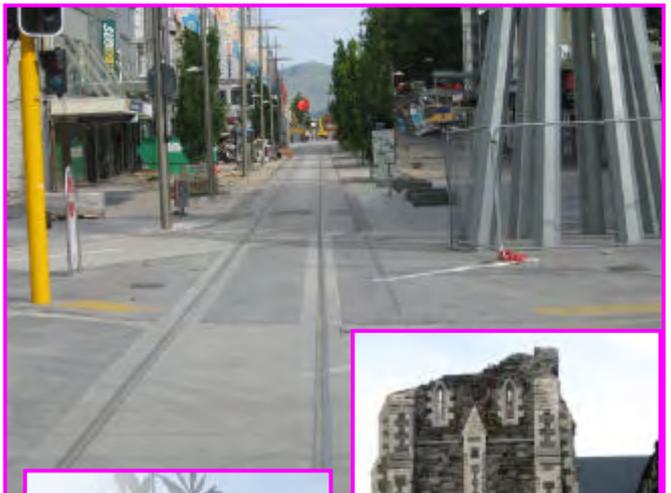
After 10 months of peering from outside, Christchurch citizens were once again allowed limited access to part of their CBD on the weekends coming up to Xmas, and what a sad exorcism it has been.



CATHEDRAL SQUARE SOUTH TRAM STOP



A TRAM TO NOWHERE



LOST HERITAGE



THE CHALLENGE OF HOPE



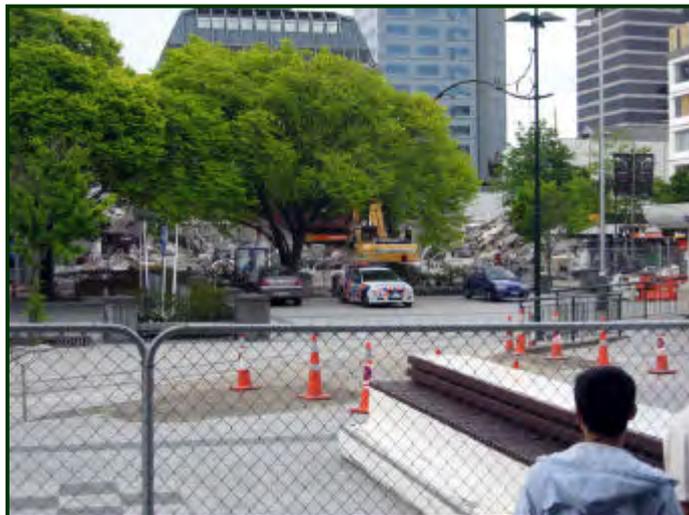
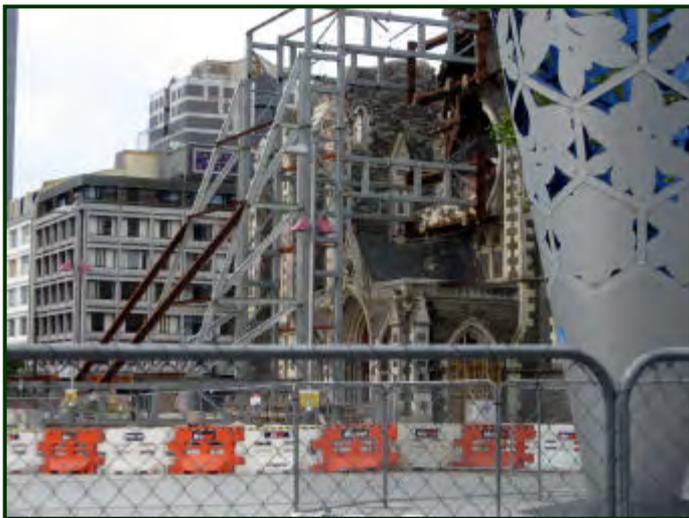
STILL STANDING – NOVOTEL & Q1 BUILDINGS.

BARELY RECOGNISABLE CHRISTCHURCH CATHEDRAL.



COMMUNITY SUPPORT

QUIET COMPREHENSION OF CATASTROPHE





CIBSE LIFTS STANDARDS DISCUSSIONS:

CIBSE Lifts Group will present several discussions pertaining to lift standards on November 2 at Manchester University in the U.K. The topics will be presented by various industry experts and will include: EN 81-20 passenger and goods passenger lifts; EN 81-50 examinations, calculations and tests of lift components; BS6440: 2011 powered vertical lifting platforms having non-enclosed or partially enclosed liftways intended for use by persons with impaired mobility; BS7801: 2011 code of practice for safe working on escalators and moving walks; BS7255 safe working on lifts; and BS5655-6 code of practice for the selection, installation and location of new lifts. For more information, visit website:
www.cibseliftsgroup.org/events.

HONG KONG WORKERS STRIKE:

Around 70 elevator-maintenance workers employed by a leading elevator company in Hong Kong went on strike September 27. The workers demanded higher pay and shorter hours. Striking workers have agreed to resume emergency repair work while union leaders and company representatives work to resolve the issues. According to news reports, more than 80% of workers have joined the action, while another 20% have asked for sick leaves. The company is undertaking a study to compare salaries in the industry and has promised a pay adjustment beginning in 2012. Workers have also called for the company to add more manpower for greater efficiency and worker safety.

TECHNICIAN FOUND DEAD IN ELEVATOR SHAFT:

On October 12, an elevator technician was found dead at the bottom of an elevator shaft in a nine-story building in Ottawa. According to the director of development and planning for Ashcroft Homes, the company who subcontracted the technician's employer to install elevators, the elevator was parked on the sixth floor when the man was found dead. However, it is unknown if the man fell from one of the other floors or the elevator cab.

PRISMA PANORAMIC DOORS RATED:

Upon completion of its automatic fire-resistant door product range, Prisma S.p.A received an EN 81-58 EI-60 fire rating for glass-and-metal crystal panoramic doors with metal frames. The certificate covers a variety of doors, including center and side closing with two to four panels. For more information, contact Prisma at website:
www.prismaitaly.it or email: sales@prismaitaly.it.

KONE CELEBRATES PEOPLE FLOW:

KONE celebrated its second-annual People Flow™ Day on October 27 with an emphasis on accessibility challenges of different user groups. KONE's vision is to transport people through buildings in a smooth, efficient and safe manner without waiting. To better understand the vision, more than 900 KONE employees in over 30 countries visited 150 sites, and met with customers and building owners to observe the building use during a typical weekday.



OTIS INTRODUCES NCE ESCALATOR:

Otis recently announced the enhancement of its NCE escalator. Equipped with regenerative drives, power standby, LED lighting and high-efficiency lubrication, the escalator is considered to be a complete "green" package. The company also announced that it is ahead of its sustainability objectives established through its environmental program, The Way to Green™. To date, Otis has reduced industrial process waste of non-recyclable materials by 75% and non-greenhouse gas emissions by 74%.

KONE FEATURED IN CLIMATE LEADERSHIP INDEX:

The Carbon Disclosure Project's Nordic Carbon Disclosure Leadership Index now features KONE for its professional approach to corporate disclosure of climate change information and reducing its ecological footprint. To help reduce climate change, KONE is delivering ecologically friendly elevators, escalators and automatic-door solutions for Leadership in Energy and Environmental Design®-rated buildings. KONE's carbon-footprint analysis revealed that less than one-tenth of the company's emissions were a result of its operations; therefore, it has shifted its focus to improving the environmental footprint of its products and solutions.

KLEEMANN PROGRAM HITS APP STORE:

KLEEMANN has launched mobile marketing through its Lift Tester application, created for the Apple iPhone 4. The app utilizes the technological capabilities and sensors of the smartphone, along with special algorithms to measure and assess the motion of a lift. The program can get a complete picture of motion, measuring data such as speed, acceleration, minor vibrations and noise. The app is available online via free download at website:
<http://itunes.apple.com/app/lift-tester-lite/id466394473?mt=8>.

INTERLIFT 2012 TOPS PREVIOUS YEARS:

AFAG, organizer of Interlift, has announced that its October show set three top benchmarks this year, with 499 exhibitors and 18,781 visitors from 54 countries. The records broken for the event were exhibitor and visitor numbers, and amount of area booked. Forty-seven percent of visitors came from outside the event's home country of Germany, and 91% gave an overall assessment of "very good" or "good." The concurrent VFA-Forum was also successful, with approximately 1,500 attendees. The next Interlift is scheduled for October 15-18, 2013.

DALLAS' CRESCENT GETS SCHINDLER PORT:

Schindler's Personal Occupant Requirement Terminal (PORT) elevator technology has been installed at The Crescent® office complex in Dallas. Twenty-four passenger elevators in two 18-story towers and one 19-story tower are being modernized with both PORT and Schindler's Power Factor 1 regenerative drives. The company states this is the first complex in the city to equip the third-generation destination-dispatch system. The 1.3-million-sq.-ft. complex is expected to be complete in late 2013.
Ed's NOTE: Use of the word PORT is fitting for this destination system, as LEO PORT was the first person to design a relay-logic Destination control system for Sydney Law School for EPL back in the late 60's.

COURTHOUSE TO GET DESTINATION-DISPATCH SYSTEM:

The Orange County Courthouse in Orlando is getting a destination-dispatch elevator system to improve the building's transportation. Currently, the courthouse has six elevators, which were designed in 1992 and do not effectively meet the needs of the building's traffic volume. According to county commissioners, the elevators will serve a cluster of floors instead of stopping at each floor. It will reportedly take 10 months to install the elevator system.

NEW GARAVENTA HOME ELEVATOR: Garaventa Lift USA recently announced the release of the Garaventa Elvora MR machine-room-less home elevator. The Elvora MR features the same motor that has been used for years in the Artira inclined platform lift, which has been tested and proven in more than 10,000 installations worldwide. The new product's 8-lb. T-rails are generously spaced to provide rigidity, stability and a smooth ride. For more on Garaventa Lift's home elevators, visit website:
www.garaventalift.com/en/products/home_elevators.

NZ Agent is Rob Hurley – www.helifts.co.nz