

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:

NO MORE GUIDERAILS FROM TATA STEEL IN NZ:

Tata Steel (previously Corus Metals) no longer stock elevator guide rails, fishplates, & rail clips. The last of their accessories was offered to the local market for offers, and has recently been sold. This is a regrettable but unavoidable situation.

For a number of years the trend towards lift packages has undermined their ability to justify ordering container loads of guide rails and accessories. They had to order container loads to control the packing and unpacking to protect the rails from damage, and to get pricing to a level that the local market could sustain.

In recent years they have become the "ambulance at the bottom of the cliff" as a back-up when rails were not ordered / supplied or even damaged as a part of the lift package, and assisting with extensions to existing buildings. Therefore the volumes had reduced to a trickle with most orders being supplied from their supplier's Australian stocks. These Australian stocks have also reduced to a level where I believe they will not be replaced, leaving the Australasian market with no emergency support.

Tata Steel will continue to stock and market satin and mirror polished sheet, along with the Rimex and Outokumpu (Deco) ranges of textured and coloured stainless steel sheet used for lift doors, architraves, and interiors. We will also continue to supply tube, bar, and handrail brackets for handrails. Please see our website for more information. <http://www.tatasteelnz.com/Tata-Steel/Stainless-Steels-Decorative-Architectural-Metal-Finishes.asp>. Please contact their Architectural Product Manager - David van Beusekom for assistance.

EDITORIAL:

INSURANCE OR FARCE: Is it designed to protect you against the unknown risk of everyday life, or designed to just collect premiums generated on turning your insecurities into an overhead cost? Are insurers risk evaluators, or have they just become premium salesmen and manipulators of the fine print?

The present Christchurch earthquakes have exposed the money train behind the shop fronts that explains where the wealth of the insurance industry goes to those of us non-high rollers, and has demonstrated the ineptness or callousness of this industry when it's time to payout. In a market where these days 15% to 20% penalty is imposed by a computer for late payment on many consumers, the insurance industry seems immune to late payout. In fact even when your house is damaged beyond repair, they'll fix it when they get around to it; cannot confirm when this is likely, but will send their condolences if your expire in the mean time, but will still continue to collect the premiums, increasing them because of the high number of claims, and subtly exploit your fears by suggesting they may not reinsure you if you happen to cancel your 30 year policy with them. To compound the pressure to insure all your irrational fears away, the institutionalising of user pays for everything now includes representing all skilled trades as potential defaulters of their skills, thereby requiring professional and public liability insurance to be carried by all to provide acceptable institutional levels of avoidance of any risks! Now this might be acceptable if risk could be quantified and accounted for accordingly, but the insurance industry shows little interest in risk assessment, only in premium collection. And now that risk assessment has been sterilised by institutions requiring all and sundry to carry insurance against these unsubstantiated risks, premiums have skyrocketed. It never ceases to amaze me how you can make people redundant for efficiency, but raise overhead costs on small businesses on unsubstantiated whims! Ed.

BELATED FAREWELL TO DAVID JOHNSTONE:

Such is the state of our local industry with earthquakes and industry communications at a low that I was deeply saddened to belatedly hear only lately from his old mate Steve Cox, that **DAVID JOHNSTONE** succumbed to his fight against a brain tumor in mid 2011.

David left behind a marvelous memory of life together with his wife and children, but will be sorely missed at this twilight period of life when time becomes less important and you are freer to do the things you always wanted to do, but time didn't permit. David had worked many years for Otis, taking on the responsibilities as Area Manager in Fiji and Christchurch branch, and will always be remembered for his work ethic, integrity and considered opinions.



At least by missing Dave's funeral, he might never seem gone, just tied up at the Otis office as usual. Farewell gentle friend!

Dave's last Manager was Nicholas Breton on his left, with present Sales Manager Paul Buckley on his right.



A brief working life of DJ as I know it:

Dave came to Christchurch in the mid 80's from home town Napier and managed to get an adult apprenticeship with Otis. He served his time and gained valuable experience in both service and installation side of the business. His potential was evident to management and in the mid 90's he applied for the position in Fiji as Pacific Islands Manager. His application was successful and from there on he never looked back, returning to the Christchurch as construction supervisor then field operations manager for the southern area and eventually Christchurch branch manager. The corporate challenge was enormous but he was coping admirably until illness forced his premature departure.

IF ANYONE WHO KNEW DAVE WOULD LIKE TO PEN A MEMORY, JUST SEND DETAILS TO LEC.

LBP CERTIFICATION NECESSARY FOR RESTRICTED BUILDING WORK AFTER MARCH 2012:

LBP's or **Licensed Building Practitioners** established in 2007 following the 2004 Building Act review, are likely to become a factor in your Consent process after **March 1st 2012**.

If your project only requires an Architect, Chartered Professional Engineer or Plumber, then this won't affect you as these skills are deemed to be licensed, but if you are designing or constructing a new or altered small to medium residential apartment, a Building Consent is necessary and the following skills have been classified as **RESTRICTED BUILDING WORK** and will require LBP certification:-

- ? Foundation work.
- ? Carpentry.
- ? Brick & Block Laying.
- ? External Plastering.
- ? Roofing.
- ? Site Management.

As a building owner under clause 87 of the Act you will have to notify council at Consent of who you are to use as a LBP, and will under Clause 86 commit an offence under the Building Act where using non-certified labour, and be exposed up to a \$20,000 fine.



LBP's who work outside their certification also expose themselves up to a \$20,000 fine, and are required to issue a certificate for all completed building work carried out under their certification.

See - www.dbh.govt.nz/lbp

We need to understand the relationship of these two terms of **RESTRICTED BUILDING WORK (RBW)** and **SPECIFIED SYSTEMS (SS)**.

Specified Systems are those systems in buildings deemed necessary for the proper functioning of any building, eg. Lifts (SS8), Fire systems (SS1), BMU's (SS10) etc., and should be identified on the specific Building Compliance schedule, whereas RBW relates to an element of any building that is critical to the integrity of the building and the health and safety of its occupants.

In practice you need to be a **DBH Certified LBP** to carry out **Restricted Building Work**, but to carry out Building Compliance Schedule inspections of **Specified Systems**, you need to be a **Council registered IQP**. (Independent Qualified Person).

And so you can probably align LBP certification and inspection with Consent installation work, and IQP work with Building Compliance Schedules, or post installation inspection.

But then there is the Grey area that for some reason the DBH has a blind eye to, and that is the critical inspection of Specified Systems during the Consent process for new installations. This is an area that the **past Independent Building Certifier** played a role before being disowned in 2004, and now is loosely covered by Producer Statements and a great money maker for every Northern Councils who only recognise Producer Statement Authors for an annual fee.

The reason I stipulate Northern Councils, is because in the south Island they recognize the benefit of having the skills and experience behind those who produce Producer Statements, and see them as an adjunct to the Building Act and Consent process, not just another cow to milk.

The Building Consent Authorities (BCA's) or Territorial Authorities



were supposed to incorporate an independent BCA group to supposedly provide competition to Councils (TA's), but like many things the DBH implements before it crosses the 'T's', this has not eventuated and so the non-official Producer Statement has taken over this role.

Thanks to evolution independent BCA's may still evolve, maybe as LBP's to fill in the voids in the Lift certification and inspection process, or the BMU's certification, or 'Cable car' certification, and even mechanical ventilation systems. All are high skill life critical electro-mechanical systems that require experienced testing and inspection at the time of Consent, but because Territorial Authorities have all the responsibility and little expertise in these areas, they continue to fall well short under the Building Consent process in NZ, through both inconsistent and incompetent processes of certification.

So maybe the solution is an expansion of the national LBP structure, or a **National Producer Statement register** with common processes of inspection for Specified Systems certified at the time of Consent. This may just bring the necessary consistency to the present adhoc system we have experienced over the past 20 years.

Bob.

PALEA EN20 Workshop Auckland Mar 13th:



PACIFIC ASIA LIFT AND ESCALATOR ASSOCIATION

Details to enable feedback on the proposed EN81-20 update of the combined EN81 Parts 1&2, which also includes a new Part 50 to provide testing requirements for electric & hydraulic lifts,



can be obtained at the following links-

**PALEA WORKSHOP
EN81-20**



Also a means of making comment back to PALEA is attached to assist with review of EN81-20.

COMMENT

THE WORKSHOP:

To assist in gathering input and to provide a forum for discussion, PALEA has organized a series of workshops throughout the Southern Hemisphere with one being held at the **Crown Plaza 128 Albert Street in AUCKLAND** on March 13th 2012 at which you are welcome to attend by registering with PALEA through:-

PALEA President

Ian Tockill
Email: tockill@palea.org



PALEA Secretary & Editor

Glenn Barnes
Email: barnes@pales.org

Glenn will also handle any questions through his email

PALEA Seminar & Workshop Programme for 2012

PALEA Asia Pacific input to EN81-20 Programme

Meeting Type	Year	Date	Place	Country
EN 81-20 Seminar/Workshop	2012	14 -15 Feb	Mumbai	India
EN 81-20 Seminar/Workshop	2012	21-22 Feb	Kuala Lumpur	Malaysia
EN 81-20 Seminar/Workshop	2012	23-24 Feb	Singapore	Singapore
EN 81-20 Seminar/Workshop	2012	5-6 March	Taipei	Taiwan
EN 81-20 Seminar/Workshop	2012	7-8 March	HK	Hong Kong
EN 81-20 Seminar/Workshop	2012	9 th March	Beijing	China
EN 81-20 Seminar/Workshop	2012	13 th March	Auckland	NZ
EN 81-20 Seminar/Workshop	2012	15 th March	Sydney	Australia
EN 81-20 Seminar/Workshop	2012	19-20 March	Hanoi	Vietnam
EN 81-20 Seminar/Workshop	2012	22-23 March	Bangkok	Thailand
EN 81-20 Seminar/Workshop	2012	26-27 March	Jakarta	Indonesia
PALEA to collate and then send all comments to CEN	2012	Before end of April		

Note that China, Japan and South Korea have a direct link back to CEN TC10 Ad Hoc17 committee so PALEA has no need to visit these countries unless they have been specifically requested to visit and run a workshop.



SCHINDLER RECEIVES "TOP PRODUCT": Schindler recently announced that its Destination Interface elevator modernization technology has been named a "Top Product" by *Building Operating Management* magazine. Building professionals and facility managers were asked to participate in a survey based on products' innovation and usefulness to facility managers. Approximately 557 products were displayed online (www.facilitiesNet.com) between October 1, 2010, and September 30, 2011, and the survey was conducted via an e-mail ballot.

NAEC SPRING CONFERENCE REGISTRATION:

Registration is now open for the National Association of Elevator Contractors' (NAEC) 2012 Educational Conference. The conference will be held at the InterContinental San Juan Resort and Casino in Puerto Rico on March 24-27. The goal of the conference is to provide attendees with an experience that combines educational growth with relaxation and peer interaction. For more information, contact Amanda Smith at toll free: (800) 900-6232, e-mail: Amanda@naec.org or website: www.naec.org.

ADAMS ONLINE STORE TO LAUNCH SOON: Adams Elevator Equipment Co. has announced it will launch its online store (shop.adamselevator.com) early this year. Through it, customers can search and purchase more than 20,000 parts and expect the same delivery service as with orders from the company's print catalog. Adams will also continue to add to its online inventory from the nearly 50,000 elevator and escalator items it sells.

KONE RECEIVES TIANJIN ORDER: KONE recently announced it won an order to supply 79 eco-efficient elevators to two high-rise office buildings in the Yu Jia Pu Financial District in Tianjin Binhai New Area, China. The buildings rise 131 and 177 m (28 and 39 stories), respectively, and will have 14 eco-efficient MonoSpace® machine-room-less elevators and 59 MiniSpace™ elevators. The order includes Polaris™ hybrid destination-control systems and an E-Link traffic monitoring system. The towers are to be completed in 2013.

CARPENTERS KILLED IN SHAFT FALL: According to *The National*, on January 2, two carpenters were killed and one was injured after falling 12 stories down an elevator shaft at a hotel construction site in Abu Dhabi. The three men were standing on a platform on the building's seventh floor, inside the elevator shaft. The load they were carrying overwhelmed the platform, causing it to collapse and the men to fall to the fifth basement level, officials said. The injured worker was taken to a hospital for treatment, where his status was stable.

CTBUH FORESEES MEGATALL BUILDINGS: A recent article by the Council on Tall Buildings and Urban Habitat (CTBUH) explains that this decade will likely see both the world's first 1-km-tall building and many others over a height of 600 m, which is in the "megatall" category first exemplified by the Burj Khalifa. CTBUH expects at least eight such structures to exist by 2020. Countries with projected megatall buildings include Saudi Arabia, the U.A.E., China, South Korea, Indonesia, Qatar and the U.S.

TL JONES LAUNCHES COMMANDER STUDIO:

TL Jones has officially launched its Commander™ Studio, an online simulation tool for customers to view their Commander T2 Touch car-operating panel screen designs. The studio allows users to work with their theme live and approve it before it is loaded onto their T2 units. "The best thing about Studio," says **Chris Woodman**, general manager of TL Jones, "is the customers can see their designs before they receive their operating panels." The online tool also allows users to hear their T2 working as if in an actual elevator, from anywhere in the world. A library of customers' designs can also be easily referenced.

<http://www.tljones.com/news/tl-jones-launches-commander-studio/>

ELEVCON 2012



A second call for speakers has been issued from ELEVCON along with the topics already identified for this years conference to be held in the good'ol US of A, over the

22-24 May 2012, Deauville Hotel Congress Center Miami Beach, Florida



IAEE MANAGEMENT: EMAIL IAEE@ELEVCON.COM

Congress registration with credit card payment option
http://www.elevcon.com/2012_ELE_USA/03_registration.htm

The topics sound interesting and wouldn't it be nice to spend the cooling days of a NZ May in Florida!

http://www.elevcon.com/2012_ELE_USA/05_SPEAKERS.htm

INTERNET DISCUSSION:

With Facebook, Twitter and the likes providing unlimited opportunities to discuss any issue these days, I've mainly used them for family communications and accessible photo storage, but one of the many address book sites has expanded its focus into net-working through its address book, and so I registered onto a lift industry group.

My first foray was into a discussion group requesting opinion on how to safely bridge lift lock circuits, it drew many and varied opinions along with chastisements about bridging locks.

Along with venting my agreement with a correspondent who expressed concern over the effects on skills through cut backs by 'boy financial managers' on the industry, two loose camps emerged:-

1. Those who felt that technically safe operation could be maintained through smart monitoring of bridged locks today so that safety wasn't compromised.
2. Those who felt safety was best served by not modifying the simplicity of the series lock circuit, but relying on skilled technicians to always decide on the most appropriate solution for any given fault condition so that safety wasn't compromised.

I tend to fall into the second camp of opinion that suggests, just because technology can give you a solution it doesn't necessarily mean it's a better solution overall.

Smarter controls can mean higher reliability and increased fail-safe protection, but it can also mean less workforce fault experience, and lower exposure to more complex control systems that possibly offsets the fail-safe and lower cost service advantages gained. It may even increase down time as higher cost smart parts need to be flown in rather than low cost off the shelf components being immediately available.

The simple safety circuit at the front end of all smart drive and smart controls at least ensures common but critical faults such as door locks, terminal limits, governors and main safe operating components can be easily diagnosed and remedied without the need for more complex diagnostics and replacement parts that can make faultfinding less efficient. What do you think?

CHRISTCHURCH REBUILD:

Maybe over one year later that statement is still premature. There is some work going on repairing residential households up to \$100k (the EQC payment), and a few buildings on the outskirts of the CBD, new and where repairs seem underway, but for residential replacements little seems to be happening, and as I understand continuing demolition of the CBD buildings is around 3/4 complete.



But even on the 8th of February 2012 we still had two 4.2's and a 4.3 shake overnight with mid 3's before and after, and when woken, you can still feel the shimmering of the ground off and on vibrating through the bed, diminishing over a half hour to a point you wonder if you're dreaming.

Frustrations are rising where people's lives are in limbo waiting on others to make decisions that will have significant effects on their lives, and usually financially constrained in what options they have, or in what tomorrow may bring and at what cost!

Gradually small pockets of normality are returning to areas of the city, but you wonder how many of those are temporary, and how those most affected by the quakes participate.



Local lift specification and inspection work is still coming in dribs and drabs with high expectations for the 1st and 2nd quarters of 2012 following the Xmas break, but out of town work is still the predominant employer.

