

# akam

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## **Management In A Minute - September 2010**

### **The Ups and Downs of New York's New Elevator Codes and Regulations**

In New York City, the owner or collective owners of properties with elevators are responsible for ensuring the annual testing and inspection of the vertical transportation mechanisms on their premises. This refers to all elevating devices: elevators (passenger and freight), escalators, and dumbwaiters, including those in private residences. This means that each co-op, condo, and condop Board is responsible for the safety of the elevators in their property. Recent new codes and regulations enacted by the New York City Department of Buildings have made significant changes to the way elevators are inspected and operated for safety and compliance. Failure to comply carries fines of many thousands of dollars.

Among the City's new elevator regulations are tests and inspections that now must be performed on an annual basis and also in five-year cycles. These testing/inspection cycles replace the City's previous two-year elevator inspections cycles. No later than 45 days after each inspection/test, a report must be filed with the Department of Buildings, and repairs to any violating conditions must be performed. Additionally, tests and inspections now must be witnessed by a qualified third-party agency, such as an elevator consulting company. This third-party agency must certify that the test/inspection was performed in compliance with the City code. All elevator-related filings also now must be accompanied by witness signatures of the witness inspector and the agency director of the witness inspector, as well as by the elevator maintenance contractor and the building owner.

Other changes to New York City's elevator codes and regulations include updated requirements in the areas of machine rooms and machinery spaces; clearances; protection of spaces below hoistways; door locking devices, parking devices, and access; elevator car enclosures; speed governors; stopping devices; suspension means and connections; floor openings, and fire safety, among others.

The AKAM Operations and Compliance Department is an expert authority in New York City's elevator code. You can expect your AKAM Management Team to take the lead in ensuring that your property's elevators are operating safely and in compliance with the most current codes and regulations. Should you have any questions about your property's vertical transportation, contact your AKAM Management Executive.

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