

Elevator Industry Round Table Meeting

10/16/24

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ELEVATOR PROGRAM MANAGER



Agenda

Compliance Goals

Permitting/Plan Review

Accident/Entrapment

Inspections & More

Maintenance Control Plans

Staffing

Certificates

Questions?

Compliance Goals

- ▶ Annual Inspections
 - ▶ 90 % Inspected in Diary Month
 - ▶ Currently 63%
- ▶ Reinspection's
 - ▶ 90% Completed within 30 days
 - ▶ Currently 24.62%
- ▶ Periodic Inspections
 - ▶ 90% completed in Month Due
 - ▶ Currently 78%



Permitting and Plan Review



▶ Permitting

- ▶ Issued: 881 ytd.
 - ▶ Installations: 270
 - ▶ Maintenance: 570
 - ▶ Revisions: 41

▶ Plan Review

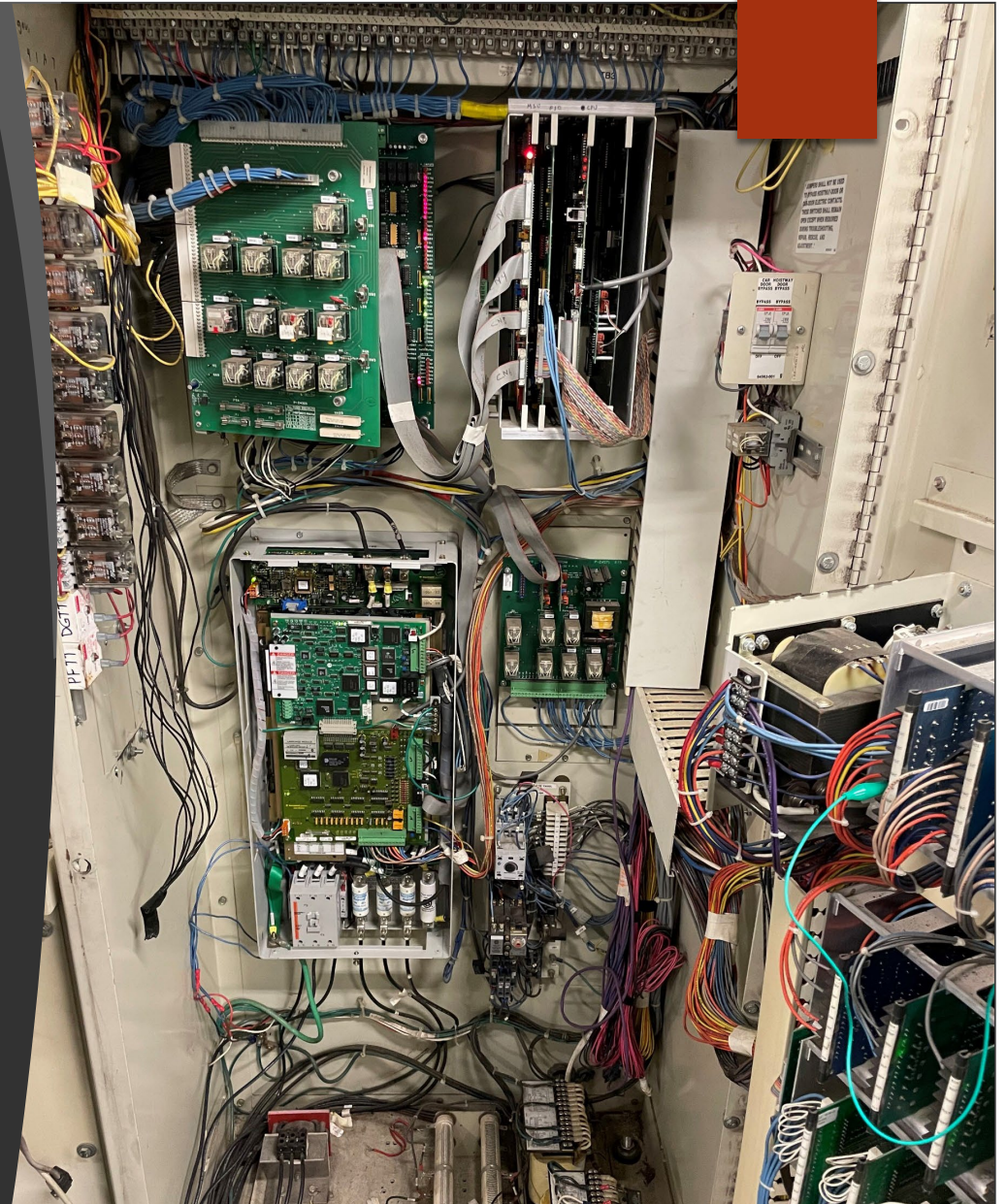
- ▶ **(Days from Records Received to Issuance)**
 - ▶ Q1: 17.6 average days
 - ▶ Q2: 17.3 average days
 - ▶ Q3: 12.3 average days
 - ▶ October: 10 average days

Accidents/Entrapments

- ▶ Current Process:
 - ▶ Removed from service after incident, returned to service after compliant and inspected.
 - ▶ Revamping process under consideration for 2025, more to come in Q1.
- ▶ By the Numbers
 - ▶ 2023, 1039 reported/inspected
 - ▶ 36% resulted in “failed” result
 - ▶ 2024 ytd, 678 reported/inspected
 - ▶ 46% resulted in “failed” result

Inspection Requests

- ▶ Compiling data and feedback from industry partners
 - ▶ What to do with it next?
 - ▶ ATIS and Fairfax will be discussing where we can implement change to increase compliance and possibly streamline efforts
- ▶ Owner versus Maintenance Company versus Fairfax
 - ▶ Options?
 - ▶ Scheduling party has shifted over the past 7 years
 - ▶ Best Practice?
- ▶ Benchmarking Similar Sized Jurisdictions
 - ▶ Jurisdiction scheduling inspections?



Inspections

- ▶ Annuals
 - ▶ Diary Months Don't Change
 - ▶ 11% of Annual Inspections are scheduled by the 1st of the month
 - ▶ Need to drive this number together!
 - ▶ 30/60 Day notifications
 - ▶ Going electronic!
 - ▶ January 1st, 30/60 day courtesy notices will be sent via email on file
 - ▶ Make sure yours is up to date
 - ▶ Owner, Maintenance Company, and Owner Agent

Reinspections

- ▶ Virginia Property Maintenance Code
 - ▶ 105.2 Notices, Reports, and Orders
 - ▶ Notice of Correction (NOC)
 - ▶ Issued to the Owner, Agent, and Responsible Party for the Maintenance of the structure(equipment)
 - ▶ The issued Inspection Report is the NOC
 - ▶ 1st step in the legal process of compliance.
 - ▶ 30-40 days for reinspection
 - ▶ Next steps
 - ▶ Notice of Violation (NOV)
 - ▶ The County has the right to issue the NOV in which the Building Official reserves the right to proceed with legal action.
 - ▶ Definition
 - ▶ **Unsafe Equipment:** Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment that is in such disrepair or condition that such equipment is determined by the code official to be dangerous to the health, safety and welfare of the occupants of a structure or the public.



Inspection Opportunities

Pre-Acceptance Inspections

- Within 30 days of substantial completion

Overtime Inspections

- Pre 7am, Post 4pm, Weekends and Holidays

Afternoon Inspections

- Fairfax County Hours of Operation
- Industry/Union/Maintenance Company Hours
- By the Numbers
 - 2pm, 10 Inspectors, 247 Working Days, 4,940 Hours, 15% Lost Inspection Opportunity

Maintenance Control Plans

- ▶ ASME 17.1

- ▶ 8.6.1.2 General Maintenance Requirements

- ▶ 8.6.1.2.2 On-Site Documentation

- ▶ (b) Procedures for inspections and tests not described in ASME A17.2 and procedures or methods required for elevator personnel to perform maintenance, repairs, replacements, and adjustments, as follows:

- ▶ 8.6.1.4 Maintenance Records

- ▶ ...Existing maintenance records up to 5 yr shall be retained.

- ▶ 8.6.1.4.1 On-Site Maintenance Records

- ▶ 8.6.1.4.2 Callbacks (Trouble Calls)

Staffing the Contract

Current Rumors

- Let's Debunk
 - Based on the expected 16,000 elevator/escalator inspections expected, Fairfax County and ATIS are well staffed to meet that expectation.
 - Currently, ATIS has locally credentialled 11 inspectors (Including Contract Mgr.) and several ready to be called up given the need at any time.
 - ATIS support staff includes 5 office staff for inspection scheduling and reporting.
 - Fairfax County Elevator Program currently is staff with at 4 positions.

Contractually

- The RFP process has since closed as of August 2024; ATIS has since been awarded the contract beginning January 1, 2025, for a 5-year term.

Certificates



Land Development Services
Vertical Transportation Certificate
12055 Government Center Parkway, Suite 324, Fairfax, VA 22035-5500
Phone: 703.631.5101, TTY 711
Email: LDSElevators@fairfaxcounty.gov



This Certification is valid through 5/31/2024; By 

Building/Location: WILTON HOUSE CONDOMINIUMS, 2726 Gallows Rd, Vienna, VA 22180-0000. This is to certify that Electric - Commercial Passenger No. 2 (19 Floors) has been duly inspected and is hereby certified for use subject to compliance with corrective notes (if any) listed in the 04534 inspection report within 40 days from the time of the inspection. This elevator is listed to carry 3500 LBS (including operator). FFX Equipment ID: 04534

WILTON HOUSE CONDOMINIUMS
2726 Gallows Rd
Vienna, VA 22180-0000

Building Official: 

EFFECTIVE 7/1/18, A COPY OF THIS CERTIFICATE MUST EITHER BE KEPT IN THE ELEVATOR CAB OR EQUIPMENT/CONTROL ROOM ASSOCIATED WITH THIS PIECE OF EQUIPMENT. IN THE EVENT OF AN INJURY, NOTIFY FAIRFAX COUNTY INSPECTIONS VIA www.fairfaxcounty.gov/landdevelopment/elevators

- ▶ Valid for ONLY 12 Months
 - ▶ Certificate Dates are based on the Diary Month
 - ▶ Recently found glitch in PLUS advancing certificate date greater than 12 months
 - ▶ These certificates are invalid and shall be revoked and replaced immediately.
- ▶ Management
 - ▶ Fairfax County Elevator Staff has launched a certificate management pilot program internally to gauge whether we can successfully gain compliance with working with several owners within various identified uses.



Questions?

- ▶ Next Meeting, January 16, 2025