



CITY OF BUFFALO

Mayor Byron W. Brown
Commissioner Richard M. Tobe

DEPARTMENT OF ECONOMIC DEVELOPMENT

PERMIT AND INSPECTION SERVICES

ELEVATOR SAFETY ORDINANCE

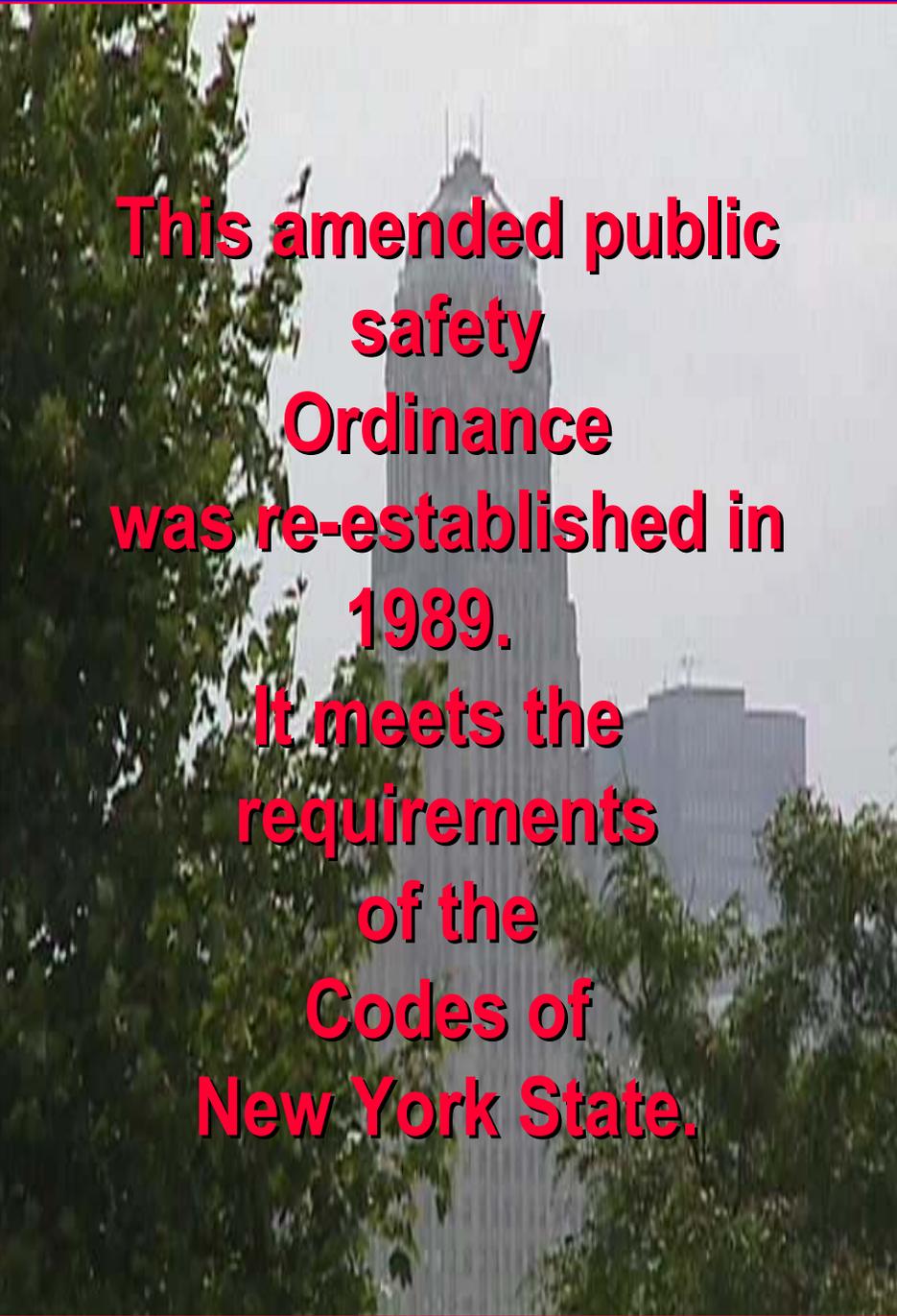
Chapter 167,
Elevators of the City
of Buffalo Charter &
Code is a public
safety law which
applies to all new
and existing
conveyances

Produced by:

Joseph L. Schiavone, QEIS #70

City of Buffalo

Supervisor of Elevator Inspections



This amended public safety Ordinance was re-established in 1989. It meets the requirements of the Codes of New York State.

Elevator inspection bill adopted

By GEORGE GATES
News Staff Reporter

4-5-89

A new Buffalo ordinance requiring city licenses for private sector workers who install, maintain and inspect elevators was approved unanimously by the Common Council Tuesday.

Officials said it is the first city law governing elevators.

The licenses, costing \$200 a year, would be issued to persons meeting professional standards in the field. They could be revoked or suspended after a hearing on specific charges.

The ordinance also provides that all elevators in Buffalo must have a city certificate signifying that they have passed an inspection by a licensed inspector.

A city employee would oversee the ordinance to make sure there is compliance, but there would be no city inspections. That would be left to the private sector inspectors.

The ordinance creates an Elevator Safety Review Board with the authority to grant exceptions to the ordinance in cases where the exceptions would not jeopardize public safety. The board can also recommend legislation on elevator safety. In other matters, the Council:

- Approved raises of 4 percent for each of the 1988-89 and 1989-90 fiscal years for 29 unionized Buffalo Municipal Housing Authority security guards and 24 non-union authority employees. But it kept raises for authority Executive Director Lawrence A. Grisanti and two top aides tied up in committee. Grisanti has threatened to sue.

- Approved a \$2,125,064 contract for rebuilding the stretch of Delaware Avenue pavement from Tracy to North streets. The contractor is M. Passucci General Construction Inc.

- Approved a three-year lease under which Multiple Parking Ser-

vices Inc. will pay \$222,222 to continue to operate the Skyway Loop parking lot at Seneca and Pearl streets.

- Permitted Vasilis Panagopoulos to open an ice cream parlor at 1487-1509 Hertel Ave.

- Permitted W.R. Filbin and Co. Inc. to build a \$100,000 warehouse addition at 1010 Niagara St.

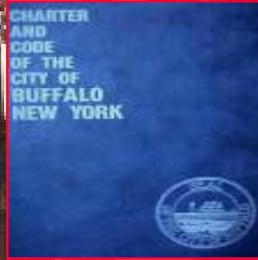
- Passed, 11-2, Council Member Eugene M. Fahey's resolution seeking reports on the possibility of using lotteries to select purchases of subsidized homes. The city had planned to use a first-come, first-served approach when subsidized housing developments have an excess of interested buyers.

- Passed Niagara Council Member Joel A. Giambra's resolution authorizing negotiations to acquire property at 182-186 Grant St. for off-street parking for 25 to 30 cars in the Grant-Ferry business area.

Buffalo/Niagara Gateway to the World

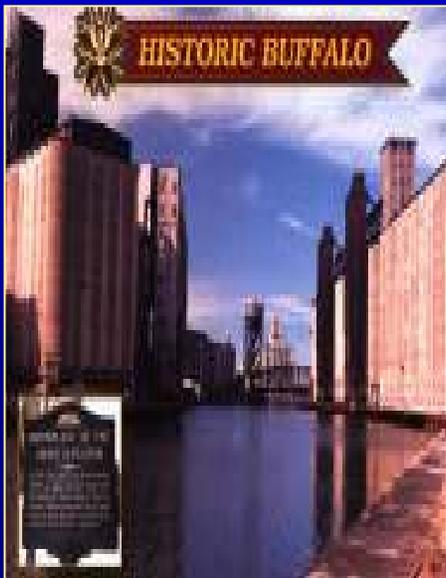
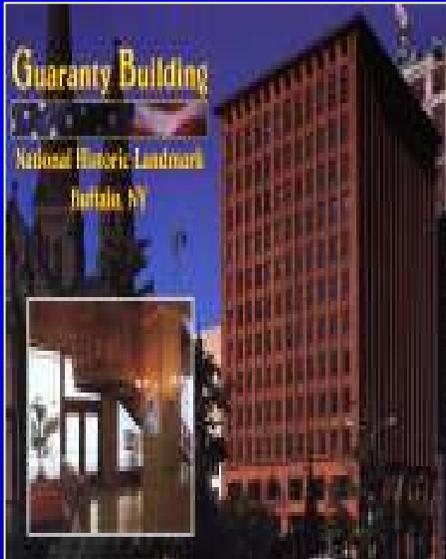


Is the only ordinance of its kind in all of Western New York.



BUFFALO NIAGARASM
INTERNATIONAL AIRPORT

Buffalo Elevator Statistics

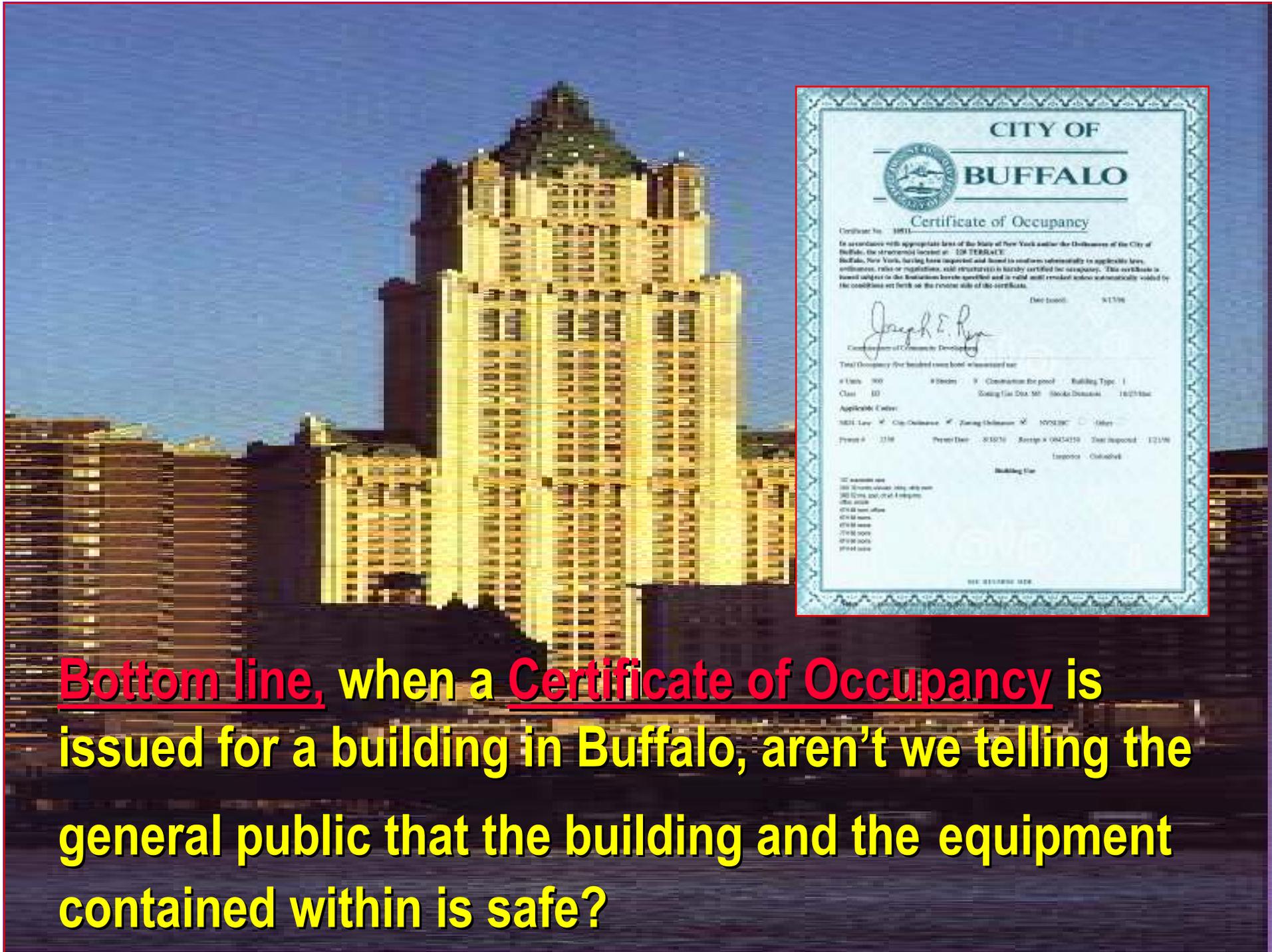


Buffalo has approximately 1800 existing passenger elevators. 500 freight elevators and 200 commercial and private wheel chair lifts.

Statistics exclude Federal and State owned properties.

Approximately 60% of the existing elevators in Buffalo are not equipped with Firefighters Service.

25% of the existing elevators in Buffalo were installed prior to 1929.



Bottom line, when a Certificate of Occupancy is issued for a building in Buffalo, aren't we telling the general public that the building and the equipment contained within is safe?

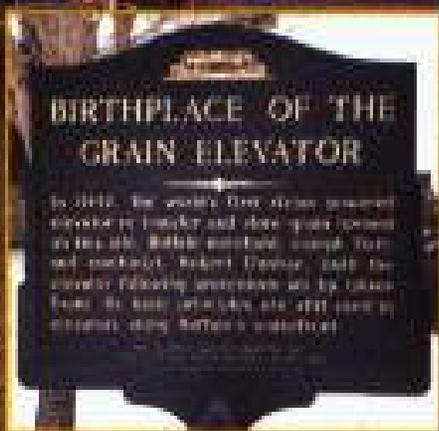


**Without enforcement of the Elevator Code,
How safe are they?**



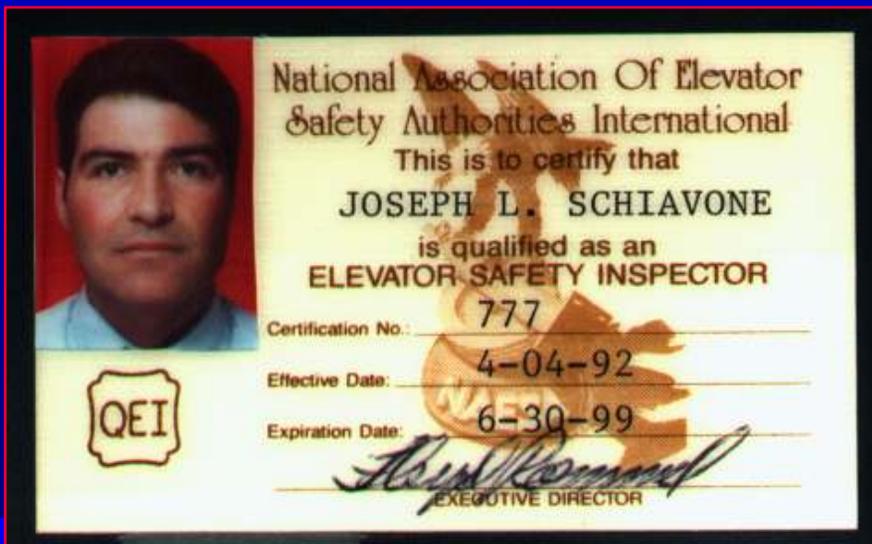
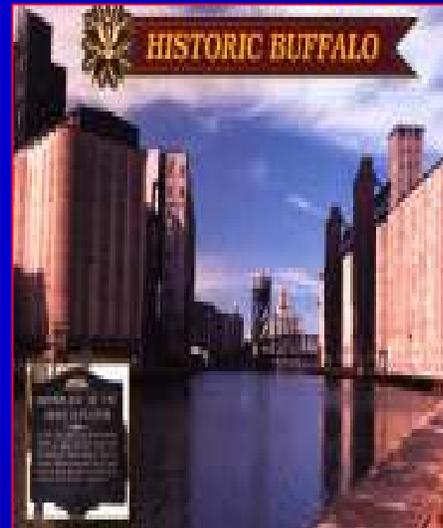
HISTORIC BUFFALO

The Elevator Code Enforcement Section is responsible for issuing more than 3000 elevator certificates of operation. Issued on an annual basis





The section is staffed by a Q.E.I.S. Chief Elevator Inspector responsible for all phases of elevator code enforcement.



In 1994 the City of Buffalo adopted 5 Retro-Active requirements; to outfit all existing Elevators with modern safety features.



1. Two - way communications

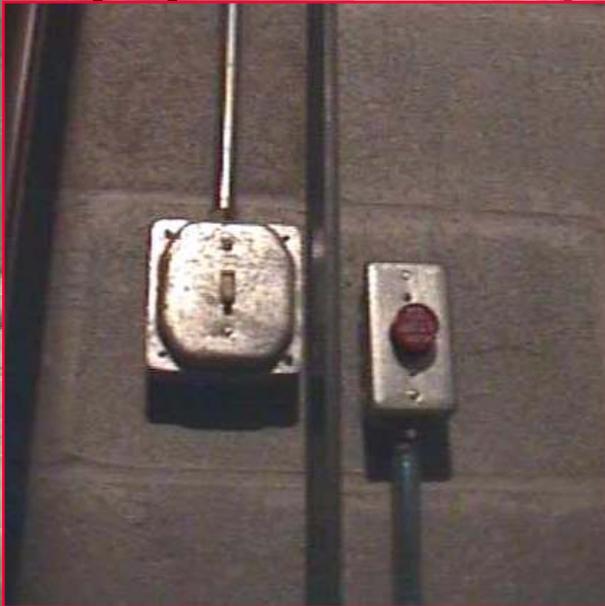


Installed in every Elevator compartment and monitored on a 24 hour basis. Equipment shall be tested annually in accordance with Chapter 167-21



2.(a) Elevator pit ladder

2.(b) Pit stop switch



2.(c) Pit illumination



3. Top-of-car stop switch



All existing Elevators shall be equipped with a top-of-car stop switch.



4. Emergency power for in car illumination

5.(a) Top of car electric light



5.(b) Top of car GFCI electrical receptacle





There are approximately 60-70 new and/or modernized elevator installations annually



The typical violations discovered.....

A) Hoisways built without smoke venting



B) Smoke detectors located in the Elevator lobbies did not activate fire recall.



C) Smoke detectors missing from locations required by code; Hoistway, machine room & lobbies.





**Elevator compartments
were without two-way
communications
[telephones, intercoms]
in case the Elevator
stalls between floors.**



**None or improper
drainage of the
Elevator pit.**



**None or improper
ventilation of the
Elevator machine
room.**





**The City of
Buffalo
Elevator
Ordinance
requires
mandatory:**



HISTORIC BUFFALO

Registration of all new and existing Elevators;

Property owners are required to supply such information as building use, Elevator type, rated load, speed, manufacture, previous alterations and purpose for which Elevator is used.

Registration includes all commercial and private residence properties.

CITY OF BUFFALO

ELEVATOR REGISTRATION FORM

Please complete and return within 5 days

(See Reverse for Directions) Sheet _____ Of _____

Building Address: _____
 Owner of Record: _____
 Owner's Address: _____
 Owner's Telephone: () _____
 Agent's Name: _____
 Agent's Address: _____
 Agent's Telephone: () _____
 Building Name: _____

1. Nature or use of Building: (Primary) _____
 2. Date Building Completed: _____
 3. Current Elevator Data:
 Each Elevator to be listed separately

(A) UNIT NO.	(B) TYPE	(A)	(B)												
(C) CITY NO.															
(D) DATE INSTALLED															
(E) ORG. MANUF./INSTALLER															
(F) SPEED															
(G) CAPACITY															
(H) NUMBER STOPS															
(I) OPENINGS															
(J) TRAVEL															
(K) MACHINE TYPE															
(L) MACHINE, LOCATION															
(M) TYPE OPERATION															
(N) DOORS (MANUAL/POWER)															

4. At any time since the elevator(s) were installed were the elevator controls replaced and/or upgraded resulting in a change of operation? _____ If yes, identify which elevator(s) by whom and when.

5. At any time since the elevator(s) were installed was the speed capacity, stops, openings and/or travel changed from the original installation? _____ If yes, identify elevator(s), work performed, by whom and when.

6. Signed: _____ Title: _____
 Name: _____ Company: _____
 Date: _____

OFFICIAL USE ONLY

Date Rec'd _____
 Total # Units _____
 Fee _____
 Amt. Encl. _____
 Check No. _____
 Reg. No. _____
 Approved _____

Voice/Fax Phone [716] 836-5210

Services Inc



Elevator Code & Safety Consultants

3
Total Units

Inspection Date
5/6/

Owner
827

827-5823
Fax Phone
Elevator Maintenance Company

Elevator, Escalator, & Hoist Report

Inspector Name & Certification Number
James J Langan QEI 646

ID #	Year Installed	Manufact. Name	Speed FPM	Type	Rated Capacity	Machine Type	Machine Location	1 Year No Load/Relief	5 Year Full Load
1	1956	Otis	90	Pass	1200	Traction	OH		2/1/96
2	1940	Warsaw	100	Frnt	7000	Traction	OH		2/1/96
3		Warsaw	75	Svc	2000	Drum	1st		2/1/96

- 1] Any alterations made since time of last inspection? If so, check block. 3] Previous violations have not been corrected?
 2] Any accidents reported since time of last inspection? If so, check block. 4] New violations are being issued from this visit.

If the inspection made this day reveals violations of the City of Buffalo Elevator Safety Ordinance Section 167 or the applicable sections of the New York State Fire Prevention and Building Codes, relative to elevators and hoists, YOU ARE HEREBY ORDERED by the City of Buffalo to promptly complete the changes or repairs listed below to make the elevator described herein safe to operate. ALL VIOLATIONS must be addressed within thirty (30) days upon receipt of this report. Work must be performed by an elevator contractor licensed by the City of Buffalo. You are requested to notify the City Elevator Code Enforcement Officer, by letter, of your compliance with this order. Please mention the elevator number and date of this report in your letter.

TEMPORARY DORMANT

All three elevators have been placed in temporary dormant condition in May 1998, when building became vacant. These elevator shall not be used again before contacting City Hall, Elevator Code Enforcement Officer. The following code violations had not been completed prior to this shut-down. These items will need to be addressed prior to placing elevators in service.

Elevators #1, #2, and #3

Repeat 1995-1] These three elevators shall be equipped with the Retroactive Provisions which are explained on the attached sheet. Items: 1, 2, 3, and 5

Elevator #2

97-1] Hoistway door unlocking devices shall be designed to prevent unlocking the doors with common tools. The operating means for unlocking the door shall be available to and used by inspectors, mechanics and repairmen. Rule 111.9e

97-2] Water should be removed and prevented from entering the pit. Rule 1206.2a

Elevator #3

97-3] Hoist ropes shall be resocketed in conformance with Rule 1206.3a

SEMI-ANNUAL Inspection of all new and existing Elevators;

All inspections are to be completed by a QEI certified Elevator inspector employed by a company licensed by the City of Buffalo.

Licensing of Inspectors and Installers;
No person, firm or company shall inspect, erect, construct, alter, install, service, repair, replace or maintain Elevators in the City of Buffalo unless an Inspector or Installer license has been issued.....

New _____
Renewal _____

PW 541 E

Department of Community Development
Division of Inspections, Licensing & Permits

BUS. PHONE # _____
RES. PHONE # _____

I _____ hereby apply to the Director of Licenses of the City of Buffalo for license pursuant to: Article x, Chapter 11, Sections 163-178 of the City of Buffalo Ordinance entitled, "Elevators" [including all amendments to Article X].
[PLEASE ATTACH A COPY OF YOUR CURRENT QEI ID]

Elevator Inspector License

AS A BASIS FOR THE ISSUANCE OF LICENSE TO:

NAME _____ ADDRESS _____

CITY _____ ZIP CODE _____

Name of Employer (It is understood that the applicant may be only licensed under one contractor at any given time.)

NAME _____ ADDRESS _____ ZIP CODE _____

STATE PREVIOUS EMPLOYMENT FOR THE PAST FIVE YEARS _____

HAVE YOU EVER BEEN CONVICTED OF A CRIME? _____

HAVE YOU BEEN ARRESTED IN THE PAST YEAR? _____

Subscribed and sworn to before me,
this _____ day of _____ 19____

COMMISSIONER OF DEEDS IN AND IN FOR
THE CITY OF BUFFALO, NEW YORK

APPLICANTS SIGNATURE

EMPLOYER'S SIGNATURE

No one company shall hold both an installer and/or inspector license at the same time.



City of Buffalo Elevator Safety Review Board

Chairman
Joseph N. Giambra

Members
Peter L. Hall
John A. Lydon R.A.
Frank L. Marks Jr.
Thomas Granville
David Amath
Donald M. Wozniak

Licensed Elevator Installation and Maintenance Contractors:

Otis Elevator Company	354 Sonwil Drive Buffalo, New York 14225	686-5370 [phone] 686-5360 [fax]
Delta Elevator Corporation	237 Main Street Buffalo, New York 14203 Suite 1027	856-1555 [phone] 842-1817 [fax]
Atlas Elevator Company	101 Grand Island Blvd. Tonawanda, New York 14150	873-5515 [phone] 873-2147 [fax]
Belco Elevator Company	101 Grand Island Blvd. Tonawanda, New York 14150	873-5515 [phone] 873-2147 [fax]
Bison Elevator Company	775 Main Street Buffalo, New York 14203	852-3031 [phone] 852-0603 [fax]
Gallagher Elevator Company	135 South Division Street Buffalo, New York 14203	852-6125 [phone] 852-0603 [fax]
DCB Elevator Company	M.P.O. Box 246 Niagara Falls, New York	298-5670 [phone] 298-5631 [fax]
Elevator Maintenance of Bflo.	701 Seneca Street Buffalo, New York 14210	854-5454 [phone] 854-5458 [fax]
Dover Elevator Company	55 Benbro Drive Buffalo, New York 14225	681-7900 [phone] 681-3212 [fax]
Schindler Elevator	227 Thorn Ave. Orchard Park, New York	662-0741 [phone] 662-6137 [fax]
Millar Elevator	435 Lawrence Bell Drive Suite 7A Amherst, New York 14221	632-1463 [phone] 632-1466 [fax]

Licensed Limited Installers | Wheel-Chair Lifts, Etc. |

Associated Healthcare	85 Woodridge Drive W. Amherst, New York 14228	564-4500 [phone] 564-4511 [fax]
Mercy Medical Equipment	2170 Union Road W. Seneca, New York 14224	656-0195 [phone] 656-1330 [fax]
Ikeco Renovations	P.O. Box 343 Buffalo, New York 14215	634-5000 [phone] 836-4702 [fax]
Parkview Construction	1770 Colvin Blvd. Buffalo, New York	876-2323 [phone] 876-1349 [fax]



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RE: THIRD-PARTY ELEVATOR INSPECTIONS:

Dear Concerned,

According to the Ordinances of the City of Buffalo specifically Chapter 167 entitled Elevators, Please note that all new and existing elevators, escalators, stair-chair lifts, material lifts, dumbwaiters, inclined and vertical w.c lifts, moving walks etc., located in the City of Buffalo shall be inspected and issued a certificate of operation on an annual basis.

Please be advised that the following companies have been licensed by the City of Buffalo to perform independent elevator / conveyance inspections. Also note that all companies have local field inspectors. Certificate(s) of Operation will not be issued until completion of the third-party inspection and only after any and all code violations have been corrected. All violations shall be corrected within a 30 day time period. Certificates of operation issued for each conveyance are renewable annually.

Independent inspection fees may vary. Please contact the following for price quotes:

American Loss Prevention Services
P.O. Box 605
Buffalo, New York 14207-0605
Phone & Fax- (716) 842-6117

National Elevator Inspections Services
1411 Chili Ave.
Rochester, New York 14624
Phone 1-800-886-8316

American Elevator Inspection Services
2316 Delaware Ave.
Buffalo, New York 14216
Phone- 1-800-241-2347

Omni Elevator Inspection Services
5459 Main Street
Williamsville, New York 14221
Phone 1-800-825-6563

If you have any questions regarding this matter, please contact Mr. Joseph Schiavone, City of Buffalo Department of Community Development, Elevator Inspections, Room 301, City Hall, Buffalo, New York 14202 at 851-4290. Thank you for your anticipated cooperation.

Respectfully,

Joseph N. Giambra, Chairman
City of Buffalo
Elevator Safety Review Board

ACORD. CERTIFICATE OF INSURANCE ISSUE DATE (MM/DD/YY)
05/17/92 05/17/91

PRODUCER
1

INS

CC

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

- COMPANY LETTER **A** Reliance c/o Langan & Company
- COMPANY LETTER **B**
- COMPANY LETTER **C**
- COMPANY LETTER **D**
- COMPANY LETTER **E**

5S
POLICIES DESCRIBED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS

CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS MADE OCCUR OWNER'S & CONTRACTOR'S PROT. <input checked="" type="checkbox"/> Professional Liab Errors & Omissions Retro Date 10/01/77	NPG149971900	05/17/91	05/17/92	GENERAL AGGREGATE \$ 1,000,000 PRODUCTS-COMP/PROP AGG. \$ EXCLUDED PERSONAL & ADV. INJURY \$ EXCLUDED EACH OCCURRENCE \$ 1,000,000 FIRE DAMAGE (Any one fire) \$ EXCLUDED MED. EXPENSE (Any one person) \$ EXCLUDED
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS GARAGE LIABILITY				COMBINED SINGLE LIMIT \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$
	EXCESS LIABILITY UMBRELLA FORM OTHER THAN UMBRELLA FORM				EACH OCCURRENCE \$ AGGREGATE \$
	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY				STATUTORY LIMITS EACH ACCIDENT \$ DISEASE—POLICY LIMIT \$ DISEASE—EACH EMPLOYEE \$
	OTHER				

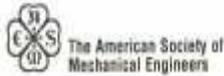
DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS
RE: Elevator Inspection Services

CERTIFICATE HOLDER
13236
City of Buffalo
Division of Buildings
604 City Hall
Buffalo NY 14202

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES

AUTHORIZED REPRESENTATIVE
S. White

Insurance requirements....
Companies which inspect or install elevators must maintain and provide insurance certificates showing insurance requirements of workman's compensation and a two million dollar errors and omissions policy.



ASME A17.1-2000

SAFETY CODE FOR ELEVATORS AND ESCALATORS

Includes Requirements for

Elevators, Escalators

Dumbwaiters, Moving Walks

Material Lifts and Dumbwaiters With Automatic Transfer Devices

AN AMERICAN NATIONAL STANDARD

Compliance with the Codes of New York State

It shall be the responsibility of all involved to insure that the installation and/or service and repair of elevators is performed in compliance with the provisions of the Codes of New York State, and be prepared to certify such compliance. Whenever a provision of Chapter 167 is found to be inconsistent with any provision of applicable State Law, code or regulation. The State Law shall prevail.....

CITY OF BUFFALO

Elev No. #1 FREIGHT
Esc No.
D.Waiter No.
Moving Walk No.



LICENSE NO.
9968

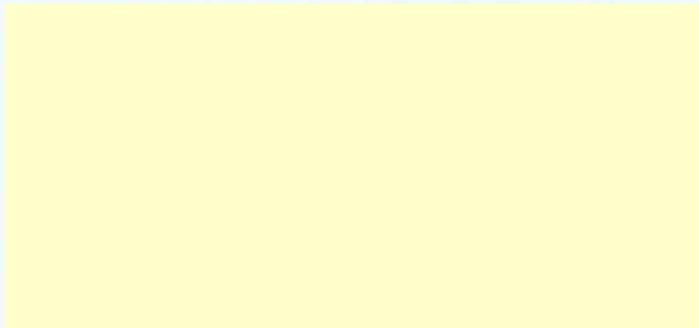
DATE: 09-02-1998

FEE \$ 26.25

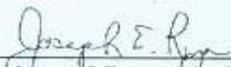
Department of Community Development
Division of Inspections, Licenses, and Permits

CERTIFICATE OF OPERATION
ELEVATORS
LICENSE

License is hereby granted to



EXPIRES : 07-31-1999
APPL. NO. 195806


Commissioner of Community Development

License holder is responsible for renewal of license within 30 days of expiration date.

This license must be posted in a conspicuous place

Issuance of certificate(s) of operation.....

Prior to any conveyance being used a certificate of operation shall be obtained by the property owner from the City of Buffalo. Certificate(s) of operation are renewable annually. They shall be posted conspicuously inside the elevator compartment.

Here's how its all supposed to work!

Property owners choose a licensed third-party inspection company to complete the required elevator inspection.

Third-party inspectors inspect the elevator and issue an inspection report to the property owner and at the same time file a copy [within 5 business days] with the City of Buffalo elevator code enforcement office.

Owners are given a maximum of 30 days to make arrangements to correct any and all outstanding code violations.

Of course same day action for serious hazards.

Licensed elevator maintenance companies correct the outstanding violations.

Owners are then issued certificate(s) of operation for compliant elevators.



**IF YOU NEED FURTHER ASSISTANCE OR
HAVE ANY ELEVATOR RELATED
QUESTIONS PLEASE CONTACT ME;**

**MR. JOSEPH L. SCHIAVONE, QEIS #70
SUPERVISOR OF ELEVATOR INSPECTIONS
CITY OF BUFFALO
DEPARTMENT OF ECONOMIC DEVELOPMENT
PERMIT AND INSPECTIONS SERVICES
ROOM 313, CITY HALL
BUFFALO, NEW YORK 14202**

**TELEPHONE {716} 851-4290
FAX {716} 851-4952
E-MAIL jschiavone@city-buffalo.com**

