

# Clearer lift maintenance requirements

The Building and Construction Authority has laid out exactly what lift contractors should look out for during monthly maintenance. Here are some of the 20 specified maintenance outcomes.



## Oil-free parts

In the motor room, an engineer checks that the brakes and lift parts do not contain any oil or grease contamination.



## Reactive doors (above)

Lift sensors should cause lift doors to open when an object is detected between the doors. Lift doors also have a mechanical safety edge that will cause doors to open upon contact with a foreign object.



## Staying level

When the lift stops, the lift floor must be within 10mm higher or lower than the lift landing.



## Buffers

Engineers check that there is sufficient oil in the buffers – in accordance with the manufacturer's recommendation – as indicated by oil level gauge.

## Other checks

Some lifts have an automatic rescue device that supplies power to move the lift to the nearest floor so passengers can exit. This should also be checked although it is not part of the specified outcomes.

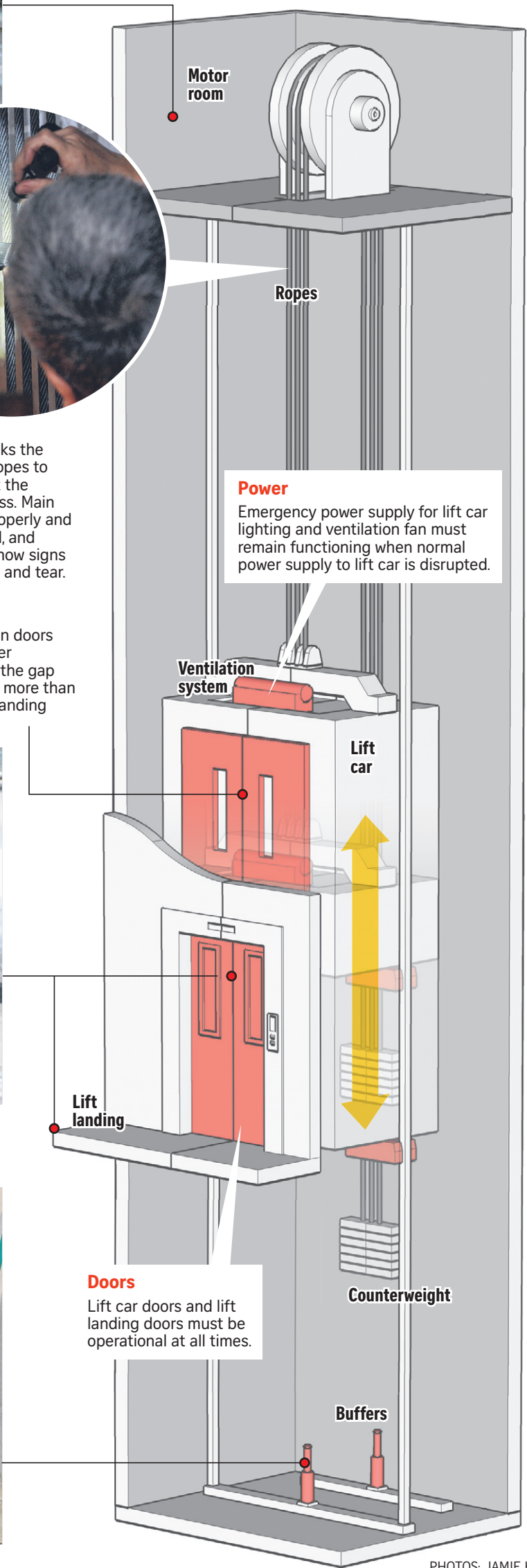


## Ropes

An engineer checks the diameter of the ropes to ensure they meet the minimum thickness. Main ropes must be properly and equally tensioned, and ropes must not show signs of excessive wear and tear.

## Door gaps

Lift should be able to move only when doors are closed and locked, and when other requirements are met – for instance, the gap between the lift car doors cannot be more than 12mm, and the gap between the lift landing doors must be less than 10mm.



## Power

Emergency power supply for lift car lighting and ventilation fan must remain functioning when normal power supply to lift car is disrupted.

## Ventilation system

## Lift car

## Lift landing

## Doors

Lift car doors and lift landing doors must be operational at all times.

## Counterweight

## Buffers