

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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05/2008

WHAT'S GOING UP or DOWN THIS MONTH:

EML EQUIPMENT MONITORING ELEVATORS 1995 LTD:

For those who haven't found EML on the LEC website as yet, click the link below direct to EML.

<http://www.emlelevators.co.nz/index.shtml>

EML, who have been monitoring lift systems since the early 90's in NZ have continued to move with the technological advances in the web and internet, now able to provide not only lift system monitoring, but all types of equipment monitoring such as building A.C units. These systems automatically call service persons, agent or client when the monitored system faults, using either SMS; email or fax. Monitored parameters provide continuous data logs of operations enabling multiple reports to be generated on system performance, or to analyse system operations live from their service desk.



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EDITORIAL

IQP/LBP Working Party Forum:

Held in November 2008, I participated in this DBH forum under the slender hope that the Government had come up against a brick wall regarding their specified system LBP (Licensed Building Practitioner) structure, and at last were ready to talk to the industry representatives of various building specified systems to instigate a functional process of auditable inspection into the NZ Lift Industry. My cynical side reported to the CBIP Lift Exam Body I work with; **My main concern is that this is a dredging exercise aimed to gain knowledge to take into an overall LBP program, and supersede the CBIP role.**

Was I as usual too cynical? I'll let you decide.

After the meeting, deadlines were set for each specified system representative to produce a clear set of competencies for LBP's of the future, these were closely followed up by the DBH to ensure the content was explicit, in order to meet the supposed second meeting with its then pressing February 2009 deadline. What resulted from the February meeting you may ask? Well I'm sorry, but since 2004 when the LBP (Licensed Building Practitioner) structure was first proposed, each year the implementation date has moved out, initially to 2007, then 2009 and now 2010, and all we have to see for it is a few well garnished press releases, a few carpenters and roofing contractors becoming registered espousing the wonders of the system, and not a dickybird from the DBH regarding any second specified system meeting.

Not to worry, I expect they got what they needed from all we gave them, and it's just a bit much to take in to evaluate. And so we will just have to be patient mushrooms and await the next garlanded press release, or extension to the time table to maybe 2012. Ed.

NEED NETWORK SOLUTIONS TO COME TO YOU:

If you are looking for a competent network maintenance or setup partner for your business in Christchurch, or just need some advice on a computer hardware problem; I can only recommend Simon Knight who has been there for LEC over many years with Vintron Electronics and who has recently set up for himself.

SiTek NZ Ltd

Simon Knight



29 Antigua Street P.O Box 7315
Christchurch 8024 Sydenham 8240

Phone: 03 366 0238
Mobil: 021 0279 3565
Email: simon@sitek.co.nz

NEED A CBIP LEVEL 2 LIFT INSPECTOR: LIFT INSPECTION SERVICES LTD

10 Hogan Place, Fairfield, Dunedin. 9018

Phone: 03 488 0588

ask for **Alec Denniston.**

Mobile: 0211 592426

email: alecd@xtra.co.nz

BWOF SEMINAR THROUGHOUT NZ:

Have you noticed the improvement in Council follow up to annual Building WOF's throughout NZ of late. For us who have had 15 years of Territorial Authorities getting their Act together, at last we are seeing some consistency. The process never was difficult, and the benefits were always reliant on consistent administration and follow up.

Admittedly it has taken a long time for building owners to learn new tricks, because the beginning in 1992 resulted in such a laizze-faire approach by Territorial Authorities who you would have expected to lead the way.

Anyway that's behind us now as a more consistent administration of the WOF process means building owners are being followed up if the annual inspections are not completed.

If we have learnt a lesson from all this, it is that when you implement change as the Building Act in 1991 did; most people will take little notice, continuing on in their known way until, let's say they are encouraged to change. And the reason it has taken so long in NZ was in not ensuring a national consistent process was implemented at the beginning.

Now if you are a building owner and beginning to feel a bit pressured of late, with threats of exorbitant fines gaining your attention, the best way to relieve this pressure is through fully understanding the few basic processes of WOF's, and 'mums your uncle'. To do this, one of the most experienced and down to earth educators is Rosemary Hazelwood, who is running a series of half day sessions just for you in:-

- ? Auckland 2pm Thursday 23rd July, Elleslie Event Centre.
- ? Hamilton 9:30am Friday July 24th Kingsgate Hotel.
- ? Wellington 2pm Thursday 30th July Capthorne Hotel.
- ? Christchurch 2pm Thursday 13th August Cophthorne Hotel.

BWOF Seminar			
Select Venue:	<input type="checkbox"/> Auckland	2:00pm—Thursday 23 July 2009	
	<input type="checkbox"/> Hamilton	9:30am—Friday 24 July 2009	
	<input type="checkbox"/> Wellington	2:00pm—Thursday 30 July 2009	
	<input type="checkbox"/> Christchurch	2:00pm—Thursday 13 August 2009	
	No. of People	Cost per person (incl. GST)	Price
		\$110	
	Sub-Total		
	plus GST 12.5%		
	Total		
Cheques Enclosed \$ _____			
Company _____			
Address _____			
Phone _____			
Email _____			
Names of Attendees _____			
Please Note:			
1. A receipt will be issued on payment of registration. This will be your confirmation of attendance to the seminar.			
2. These seminars have limited seating. Payment with registration is required prior to Seminar in order to secure a place. FIREPROTECTION reserves the right to change venue or cancel seminars due to insufficient demand. Should this occur, all registration fees will be refunded and necessary notice will be given.			
3. FIREPROTECTION requires 7 days notice of cancellation in writing. A 20% cancellation charge will apply. No refund is offered on or after the seminar date and is irrevocable.			
Mail or fax to: FIREPROTECTION Private Bag 302372, North Harbour 0751 Fax: 09 414 5707 fpa@fireprotection.org.nz			

BWOF Seminar

Commercial building owner fined \$12,500 for wrongfully issuing a Building Warrant of Fitness (BWOF)

AVOID BEING THE NEXT Seminar for Building Owners & Managers

Venues:
Auckland, Hamilton,
Wellington and Christchurch



Cost: \$150 + GST email: irma@fireprotection.org.nz

NEW LIFT MONITORING SYSTEM:

Once again this lift component supplier has brought a



niche product to enhance lift solutions in our local NZ market, and carried on their upfront interfacing to accept multinational supplier protocols.

With a good range of flexible compatible indicators and display screen units in their armory, they have taken the next step to taking away the mystique of where all your lifts are, and what they are doing, by building on their skills and experience in serial communication of data to provide a 3rd party

LIFT MONITORING SYSTEM: LD-170C lift system display.



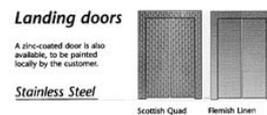
Simply put, the LMS or Lift Monitoring System adopts the advantage of serial data with network and internet platforms and high resolution display screens, all designed to be modularized and compatible with lift industry control systems.

The result is a flexible means of bringing lift status information in real-time depicted graphically directly to the property manager or building owners desktop.

The LMS can accurately record the occurrence, time and date of selected events, for logging and reporting of lift breakdown and availability.

IS IT COLLUSION?

Calm down, relax you Commerce Commission watch dogs, but you can understand why one would jump to collusion when the only company providing the advantage of production line packaged rigidised lift door-finishes in the big three, drops the option from its latest packaged product update. What this means is that if you want rigidised finishes for your lift doors it is going to add some \$1,100 plus per entry to have them reskinned locally on top of your packaged cost. It is understood that KONE have dropped standard rigidised door finishes off their latest product brochure. Not collusion, just blasé to market demand.



STANDARDISING LIFT COMPLIANCE DOCUMENTATION:

I don't know how we can ever expect councils to maintain consistent processes for the certification of lifts in this present void in NZ, when everyone in the industry differs in their compliance yardstick, varying from; *"only what I'm asked for"* to *"a suitable sized pile of documents"*.

As an independent lift consultant and CBIP certified inspector, I have tried to rationalize the process to reflect the minimum necessary from my experience of lift codes and certification processes, to meet the intent of the codes and Building Act, placing the emphasis on consistency.

The adoption of the D2 Producer Statement stages of Consent similar to engineers: ie. **PS1. Solution Design Compliance - PS2. Solution Review - PS3.**

Manufacturers Confirmation of Installation to Design - PS4 Confirmation of Satisfactory Test, has cleaned up the **producer statement** role in the process, but documenting the inspection and test, and use of certificates and type of record necessary, needs to begin with why and what needs to be achieved.

LEC is adding to the website

<http://www.lifeye.co.nz/whois#Forms>

a few document check lists I've developed and used to try and engender consistency, and if those responsible for their company's processes in this area would be prepared to represent themselves to determine a single acceptable process for each main category of equipment, we could achieve improvement through consistency into the D2 Consent process in NZ.

Suggested Categories:

Passenger Lifts – Traction: D2/AS1 NZS4332 / EN81
Passenger Lifts – Hydraulic: D2/AS1 NZS4332 / EN81
Lifts under 0.3m/sec: D2/AS2
Goods only Service Lifts: D2/AS2
Inclined Cable Cars: D2/AS2 NZS 3270
Escalators & Moving Walks: D2/AS3 EN115

Similarly, for Testing of equipment, agreement on a single testing process, and inspector qualification for each category of equipment could achieve similar consistency in the Consent process. Without this, the standard of safe compliance I suspect will continue to go down hill along with it our industry standards, as it has since introduction of the 1991 Building Act.

It is easy to isolate ourselves and believe it's someone else; the competitor or smaller company who has dropped the ball, but like it or not, regulators govern industries, not companies.

Individually a lot of good effort has been put in by some companies to address this issue, but unless a consistent agreed process of compliance is adopted soon by all, this effort will be wasted.

WHY TEST & DOCUMENT FOR D2 COMPLIANCE:

Other than for the short term efforts of the NZLEA (New Zealand Lift & Escalator Association) who attempted to set up recording installation of lift equipment in NZ following introduction of the Building Act and demise of the MOT, no consistent nor accurate record exists.

So why do we need a record and should it be centralised?

- (a) The D2 compliance schedule regime might not as well exist without an **accessible record** of type of D2 equipment; the manufacturer; the recommended frequency of service, and detail of the approved solution it was installed under. At present, where or if data is recorded during the Consent process, an IQP or LBP has to search individual council records to determine these critical details to ensure a consistent, efficient process, which just doesn't happen.
- (b) If the consent process required councils to collect this specific D2 data and issue it to a central internet accessible data base, this critical data would then be useful to achieving an accountable D2 compliance schedule process. Any change of use or replacement of equipment would similarly go through the Consent process, enabling any change to the record to be updated, keeping the record relevant to the IQP or LBP completing annual inspection.

With the questionably criminal oversight of the BIA and DBH in ensuring auditable and qualified testing of every lift installed as a specified system in New Zealand since removing the MOT (Ministry of Transport) structure of certification, who knows whether or not the lift you are traveling in is safe.

With multiple types of D2 acceptable and alternative solutions installed over this past 15 years or so since the MOT was disbanded, and the CBIP certification of competent lift inspectors has all but disappeared through no recognition by the BIA and DBH, this void in competent D2 testing and inspection has only increased.

As the Government continues to move at a snails pace to conceive their hugh Holy Grail umbrella of certifying every trade person in the building industry on the run, the critical testing of these specified systems and processes continue to deteriorate.

Why has this happened you may ask?

It's because of the inexperience of the building industry as to the past lift certification system, followed by the a lack of identifying clear processes for Councils to follow by the BIA, and now compounded by the DBH belief in a bureaucratic process to solve this issue.

Media Release:**T.L JONES OPENS NEW OFFICE IN AUSTRALIA:**

4 JUNE 2009

Elevator safety and passenger information specialist TL Jones is further expanding with its first Australian facility. A company with its origins in Christchurch, TL Jones has already an extensive network around the Asia Pacific region, but the recently opened office in Brisbane is the company's first in Australia.

Chris Stoelhorst, Divisional Managing Director, is excited about the move. "The opening of our initial Australian facility in Brisbane in May is an exciting event in the long history of the T L Jones company and one that allows us to better serve our customers needs for our advanced elevator safety and building display products." he says.

The Halma Elevator and Building Products division includes 25 sales and engineering offices around the world including 11 T L Jones facilities in the Asia Pacific Middle East region. TL Jones has been active in the elevator industry since 1927. As part of the Halma Group, TL Jones represents all the Halma Elevator Safety Division products, including world renowned brands Microscan™ and Panachrome™ infrared door light curtains and E-Motive displays, along with a host of other products including the innovative new touch car operating panels from TLJ Technologies.

**For more information please contact:**

Chris Stoelhorst

TL Jones Asia Pacific Pte Ltd

192 Pandan Loop

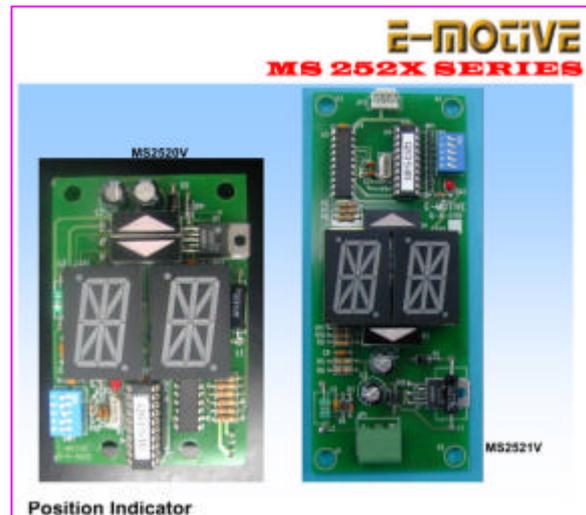
#05-01 Pantech Industrial Complex

Singapore 128381

Tel: +65 6776 4111, Fax: +65 6774 7555

E-mail: chris.stoelhorst@tljones.comWebsite: www.tljones.com**ABOUT T.L. JONES:**

TL Jones (www.tljones.com), a subsidiary of Halma p.l.c., is a world-leading manufacturer and supplier of safety and accessory equipment to elevator companies around the world. Established over 70 years ago, the New Zealand-headquartered company has recently undergone significant internal reorganisation. TL Jones Asia Pacific, based in Singapore, now houses a regional management team responsible for operations and trading throughout Asia Pacific and the Middle East, and a central marketing team for the whole organisation. TLJ Technologies, in Christchurch, New Zealand, and E-Motive Display, in Singapore, both accommodate trading, manufacturing and R&D capabilities. TL Jones China, in Shanghai, holds trading and manufacturing facilities, while TL Jones India (with its head office in Mumbai) has three trading offices.

**ABOUT HELMA:**

Halma p.l.c. (www.halma.com) is an international market leader in safety, health and sensor technology. Halma is a public company listed on the London Stock Exchange and has over 3600 employees in over 40 subsidiaries worldwide with a total turnover of over US\$780m (2008). Halma's subsidiaries make products that protect lives and improve the quality of life for people through innovation in market leading products in areas such as manufacturing, energy, water and waste treatment, the environment, construction, transport and health, making its customers safer, more competitive and more profitable.

The Halma Elevator and Building Products division includes 25 sales and engineering offices around the world including 11 T L Jones facilities in the Asia Pacific Middle East region. TL Jones has been active in the elevator industry since 1927.

A
HALMA GROUP
C O M P A N Y

**LEC RECOMMENDED REFERENCE MATERIAL
FOR D2 LIFT INSPECTORS:** Updated 07/09



* Used for CBIP Lift Inspector Examination:

ACTS: The Building Act 2004 as amended by the Building Amendments Act 2005.
Disabled Persons Community Welfare. Reprint 2nd April 2001
Regulations: The Building Regulations - Updated 2004:
***Handbook:** The NZ Building Code Handbook Third Edition – 25th May 2007
Compliance Schedules & Building Codes.
 SS 8/1; SS 8/2; SS 8/3 D1; D2, F8

Website: www.dbh.govt.nz

***1. NZ PASSENGER LIFT CODES:**

Power Lift Rules 1980 Effective 1st May 1980.

NZS4121 Disabled Persons Community Welfare Act
 Issued 1985- Effective 14th July 1988.
 Updated 2001.

Power Lift Rules 1989
 Effective 1st March 1989.

Modified by the NZ Building Code as an Approved Solution
D2/AS1.1.0 Mandatory January 1st 1993.

NZS4332P:1994 Provisional Standard
 Issued 11th November 1994

NZS4332:1997 Full Standard issued as DS/AS1.
 Issued 6th March 1998.

D2/AS1 modified as a NZ Building Code Approved Solution to incorporate EN81 in 2002.

Reference Document EN81 Parts 1 and 2
 Issued as D2/AS1.2.0
 Amendments common to parts 1&2 of EN81.
 Issued as D2/AS1.2.1
 Amendments to EN81 Part 1 1998 Traction Lifts.
 Issued as D2/AS1.2.2
 Amendments to EN81 Part 2 1998 Hydraulic Lifts
 Issued as D2/AS1.2.3

***2. NZ SERVICE LIFT CODES:**

Rules for power lifts not exceeding 750 watts.
 Draft issue 6th November 1972

Modified by NZ Building code. as an Approved Solution
D2/AS2.*

***Renamed Mechanical Installations for Access Domestic and Service Lifts.**
 Mandatory January 1st 1993.

***3. EN115 - Safety Rules for the Construction and Installation of Escalators and Passenger Conveyors:**

Issued 13th October 1983
 Updated July 2008

Modified by the NZ Building Code as an Approved Solution
D2/AS3. Mandatory January 1st 1993.

4. BS 6037:1990 - Permanently Installed Suspended Access Equipment:

Issued Second edition July 1990.

5. NZS 4203:1992 - General Structural Design and Design Loadings for Buildings: Issued 1984. Updated 1992
 harmonised as **AS/NZ 1170** Issued May 2004.

6. Australian Standard Lift Escalators & Moving Walks:

AS 1735.1 1986 General Requirements.
 AS 1735.2 1993 Passenger and Goods Lifts - Electric.
 AS 1735.3 1986 Passenger and Goods Lifts - Hydraulic.
 AS 1735.4 1986 Service Lifts - Power Operated.
 AS 1735.5 1986 Escalators.
 AS 1735.6 1986 Moving Walks.
 AS 1735.7 1987 Stairway Lifts.
 AS 1735.8 1986 Inclined Lifts.
 AS 1735.9 1994 Special Purpose Industrial Lifts.
 AS 1735.10 1986 Tests.
 AS 1735.11 1986 Fire Rated Doors.
 AS 1735.12 1994 Facilities for Persons with Disabilities.
 AS 1735.13 1986 Lifts for Persons with Limited Mobility - Manual Powered.
 AS 1735.14 1990 Lifts for Persons with Limited Mobility- Restricted use- Low Rise Platforms.
 AS 1735.15 2002 Lifts for People with Limited Mobility-Restricted Use- Non Auto Controlled.
 AS 1735.16 1993 Lifts for Persons with Limited Mobility-Restricted Use- Auto Controlled..
 AS 1735.17 1995 Lifts for Persons with Limited Mobility-Restricted Use- Water Drive.
 AS/NZS 1735.18 2002 Passenger Lifts for Private Residence - Automatically Controlled.

***7. European Standard EN81:**

Safety Rules for the construction and installation of lifts and service lifts:

Part 1. 1987 Electric Lifts. Updated - 1998
 Part 2. 1987 Hydraulic Lifts Updated 1998

8. Approved Documents relating to Lifts:

B1 Structure.
 B2 Durability
 C2 Means of Escape from Fire.
 C3 Spread of Fire.
 D1 Access Routes

D2 Mechanical Installation for Access.

F4 Safety from falling.

F8 Signs

9. NZS 3000:1997 - Wiring Rules.

10. AS/NZS 4431:1996 - Guidelines for Safe Working on New Lift Installations and New Constructions:

11. Voluntary Code of Practice for Health and Safety Issues in the NZ Lift Industry. Issued - December 1999.

12. Approved Code of Practice for Passenger Ropeways in New Zealand issued – December 1998

13. Barrier Free NZ Trust - Resource Handbook for Barrier Free Environments: Issued February 1997.

14. NZS 5270: 2005 Issued 15th December 2005
Cable Cars for Private Residences – Design, Construction and Maintenance.

IQP Forum 09 #2

When and Where

- Friday 11 September 2009- Auckland
- Friday 25 September 2009- Hamilton
- Friday 16 October 2009 - Wellington
- Friday 23 October 2009 - Christchurch
- Friday 30 October 2009 - Dunedin



Registration Form – IQP Forum 09 #2

Who should attend?

This Forum is for:

- ? Staff working in Compliance Companies, IQP firms, and IQPs
- ? Council staff working in BWOFF Compliance, Compliance Schedule writing
- ? Managers of IQP registers
- ? Facilities Managers, Asset Managers
- ? Building owners and owners agents

Tax Invoice GST Registration Number: 89-128-145

Name of attendees: _____

Organisation: _____

Postal Address: _____

Phone: _____ Fax: _____

Email: _____

Special Requirements: _____

Investment:
IQP Network members - \$270.00 incl GST per person
Non-members - \$295.00 incl GST per person
Want to join the IQP Network - \$117.00 incl GST per person

Preliminary Programme

- 9.00am **Welcome and Introductions**
- 9.15am **State of the Nation Update**
Proposed changes to the BWOFF regime
What's happening with new Compliance Schedules and amendments?
Infringements – what we can learn from others mistakes
- 10.30am **Morning Tea**
- 11.00am **The Unusual Things**
Work on specified systems that should have a building consent.
Dealing with buildings without Compliance Schedules but with Certificates of Public Use, or Certificates of Acceptance,
- 11.45am **Department of Building and Housing BWOFF Technical Reviews of Councils**
What DBH has found about Councils and IQPs
What does this mean for you?
- 12.30pm **Lunch and networking** - Swap a business card with a stranger.
- 1.30pm **Technical Topics**
Backflow - different rules for boundary and building backflows
HVAC – which HVAC services should be on the CS?
Passive Fire Protection – what are you checking?
- 3.00pm **Afternoon Tea**
- 3.30pm **Saving time and money with BWOFF maintenance**
Separating BWOFF maintenance from other rules and regulations for maintenance
10 things that could save money and time
- 4.15pm **Summary and Closing Comments**
- 4.30pm **Close.**

IQP Forum 09		
Location	IQP Network Member	Non-member
Auckland	\$270.00	\$295.00
Hamilton	\$270.00	\$295.00
Wellington	\$270.00	\$295.00
Christchurch	\$270.00	\$295.00
Dunedin	\$270.00	\$295.00
Add-on IQP Network membership @ \$117.00 each (incl. GST)		

- Payment options:**
- ✉ **Payment by cheque** - TOTAL enclosed \$ _____
TO: Building Networks NZ Ltd
 - ✉ **Purchase order** – Supply a purchase order and we will send you an invoice. **Purchase order number:** _____
 - ✉ **Direct Credit** - Building Networks NZ Ltd ASB Bank 12-3254-0010739-00

How to register - Complete registration form and email, fax or send to: Building Networks NZ Ltd, PO Box 57031, Mana, Porirua 5247
Phone/ Fax: 04 233 9588, Email: office@bnet.co.nz

Confirmation Policy All registrations will be confirmed by email. Please note that the registration form may be used as a GST invoice.

Refund Policy: Should a registrant need to cancel their attendance prior to an event a 25% administration fee will be deducted or, alternatively, a substitute attendee can attend in their place. There will be no refund for any cancellation made within 24 hours of the event or a "no show" on the day.