

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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WHAT'S GOING UP or DOWN THIS MONTH:

EDENDALE Gen2 LIFT FATALITY:

15 months have now passed and finally a report has been received from the investigating body; the Department of Labour, and the Coroner has given notice of his intention to consider these findings at an inquest to take place in Gore in early 2011. With the case being dropped by the DOL, a positive step resulted in being invited to discuss the accident with Otis NZ Manager Nicolas Breton when last in Christchurch, but with confidentiality still requested, the only observation made was that Otis feel they have done all they can and are ready to move on. In follow up to the release of the DOL's report to the Coroner, a request was made to the DOL for a copy of their issued report, but it was explained that protocol does not allow this until the Coroner's report is handed down next year. In addition, the DOL confirm they have no process of issuing their report to the industry concerned, except through a direct request under the Official Information Act.

NATIONAL IQP REGISTER UPDATE:

The technical competencies proposal as prepared by the TAC (Technical Advisory Committee) to the NZ IQP Registration Board have been considered and without definition deemed too idealistic, with the TAC members asked to rework the criteria.

EDITORIAL

BUILDING ACT AMENDMENT BILL (No.3):

And you were just thinking after 18 years of inconsistent certification and records of lift installation in NZ since introduction of the Building Act, we might be just getting our heads around the concerns and consequences of these past changes, and a possible consistent process sweated over for many years was in the making, but I'm sorry to have to say, here we go again. The never established process; if the present Building Act Bill No. 3 before Parliament comes into law before the usual Xmas break, will change the yardsticks once again through its 82 pages of proposed amendments just issued. That's not to say the amendments to the Act are not relative, nor to put down the efforts of many, it is just the compounding effect of theoretical change being imposed once again without establishing clear, consistent and safe compliance process in the specific specified systems, such as the D2 Consent process in this instance. The effect will probably be the same as experienced with the 1991 and 2004 update, with continued change comes confusion and the resulting apathy to participation exhibited by many who are the NZ lift industry. Governance is about partnership, and partnership involves two or more equal parties. To think that increasing penalty and coercion plays a role in partnership; which seems to play an increasing role in Governance in NZ, needs to change, to become old school - past politics. If you are prepared to look, this is reflected right across society as blind conformity to vested interests abound, substituting individual responsibility, resulting in apathy. Reality means we will have to live with this amendment, where once a Building Consent covered all building work, now there will be 4 types of Consent. If interested, you can get a copy of the amendment at:-
http://www.legislation.govt.nz/bill/government/2010/0253/latest/viewpdf.aspx?search=ts_bill_building_resel&p=1 Ed.

The Boards refined business proposal has also now been presented to the DBH with a response not expected until after Xmas. The D2 CBIP lift inspector certification proposal has also been completed and forwarded in November to the IQP Register Board with a request for clarification of the proposal, following it not being mentioned in the latest Board statement to the TAC committee.

WISHING YOU ALL A VERY MERRY XMAS:

Thank you to all readers, it is amazing to think we have clocked up 111 issues of this NZ Lift fax since 1993. It has been an interesting journey and hopefully has provided a window into the goings on of the lift industry. It is this time of the year that I read back and remember all those who have come and gone and even passed along in our stories, but never forgotten. Thank you for your support over the years, as we look forward to 2011. Hopefully enjoy a break and we in Christchurch look forward to another exciting, but hopefully less shaky New Year.

Seasons Greetings to all, along with our thoughts for **Dave Johnstone and family**, one of our colleague's who has been with us all along this journey, but is presently facing the uncertainties of a brain tumor.



SOFT LANDINGS - A CIBSE EVENT:

The Chartered Institute of Building Services Engineers is UK based but has fingers throughout the world providing a forum for those of us in the antipodes and in some instances the peripherals of building engineering, but experience the same issues as all Building Services Engineers.



The Soft Landings concept came about because of the considered experiences of a few like minded people who saw the building process as lacking in taking a more consistent responsibility toward the client, from concept to confirmation of the final performance of the building.

Yes there are Architects, Quantity Surveyors, Design Engineers, Building Contractors and Project Managers who all bring expertise and strive to achieve the best building process, but **Rab Bennetts**, of Bennetts Associates in June 2009 suggested:-

“As an industry, we have often seemed incapable of learning about the performance of our own creations, with the inevitable result that buildings regularly fail to meet their owner’s operational expectations, or worse, are demolished less than a generation after their completion.

For those outside the industry, the idea of continual improvement – ploughing back the lessons from one completed project to the next – must be obvious but, with few exceptions, this is rarely done by an industry to obsessed with capital cost.

Shortcomings are not only irritating and coheir own right, but also undermines attempts to achieve high levels of sustainability”.



The contention of **Soft Landings** is that by providing a process that ties the concept through to the outcome and ongoing operation for the benefit of the building owner as well as the occupants, we can ensure a more sustainable building will result. There is a growing realization that sustainability, energy efficiency and the overall performance of new and upgraded buildings need to improve radically.

The speaker and Building Analyst **Roderic Bunn** – BA Hons, FRSA <http://en.wikipedia.org/wiki/FRSA> was an enthusiastic speaker reflecting his many experiences such as:-

- o Editor of the CIBSE Journal for 16 years.
- o Led ground breaking PROBE research project.
- o Detailed building performance evaluation of new UK schools.
- o Chief Editor design – Design of Sustainable schools: Case studies.
- o Fellow of the FRSA.
- o Former Trustee of the UBT.
- o Silver medalist of CIBSE.

Roderick is currently working on a design reality checking process known as **‘Pitstopping’**, which is a mechanism by which design teams focus more on the operational outcomes of the systems they design.



Roderick Bunn BA Hons.

As the BSRIA’s

Principal Consultant, Rod confirmed that:-

The Soft Landings method has been published by the BSRIA (<http://www.bsria.co.uk/>) and the UBT (<http://www.usablebuildings.co.uk/>), which is a generic open source method that can be applied by building clients worldwide.

CIBSE believes this is such an important issue that they organized these series of half-day workshops in each key chapter throughout Australia and New Zealand during November 2010.

A half hour Video also formed part of the presentation highlighting the work of a Forensic Building Services Consultant; **Dr Bill Bordass**, who is recognized as the foremost authority in **Post Occupancy Evaluation of Buildings**, being highly sought after around the world. He was the first person to be awarded the CIBSE’s Low Carbon award.

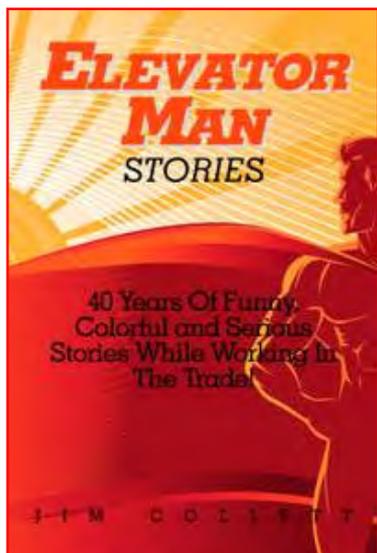
Both passionate speakers, the presentation clearly outlined past experiences and the steps necessary to achieve a more sustainable building process, with the **Soft Landings** principles foremost in defining the means of achieving this through their 5 stages of evaluation.

These ranged from project inception to the extended aftercare period and post occupation evaluation of any building, and need to be incorporated alongside the present building process to ensure the outcomes reflect the design aims. Approximately 50 persons attended and the general response was; why do these ideas take so long to evolve and implement, if we are looking to excellence?

ELEVATOR MAN STORIES REVIEW:

NOTE TO READERS: Elevators = Lifts.

There are few first person candid publications from peers in the Elevator industry who just have a story to tell of their industry, other than serious technical or reporting of specific industry events.



And so I was immediately drawn to Jim Collett's window on his life and experiences in the Elevator industry on the West Coast of the good old US of A.

Having myself worked in construction, repairs and maintenance in the industry in Vancouver Canada on the North American west coast from 73 to 76 with Westinghouse and

Western Elevators Ltd, I had so many similar experiences with Jim, it brought the book to life. Just being hired into the Local 86 IUEC (International Union of Elevator Constructors); with a similar character called John; their Business manager, immediately brought back the tight hierarchal control the Union had on its workers. After arriving from Australia with 7 years as an apprentice, electrical tradesman and adjuster, it was character building being classed as a **'helper'** (trainee or **'Grunt'**) for 3 years, before finally being recognized as a **'Temporary mechanic'**, not long before I moved on to the UK.

But Jim's story highlights the many great characters in the North American industry so reminiscent of those times, even down to the 'oneup-manship', beer swilling antics and womanizing that reflected an era many in the Australasia and Europe industries of that time may also relate to.

Another reason for my interest in Jims book was in the evolution and difference in terminology associated with the industry, that in North America used site terms new to me at the time such as:-

- ? **'Crescent'** (Shifter) or (adjustable spanner).
- ? **'Channel locks'** (Multigrips)
- ? **'Water Pump Pliers'** (Stilsons)
- ? **'Gas Axe'** (Oxy Acetylene torch).
- ? **'Skip'** (Float) A box usually wooden, slung using Manila ropes and pulleys for workers to haul themselves manually or by winch, up and down lift shafts for installation.
- ? **'Cat head'** (capstan winch) Used to power the skip up the shaft or install rails.
- ? **'Targets'** (templates) Constructed top and bottom of a lift shaft or (well), to fix the piano-wire plumb lines to setup for the install.



Another was in the sayings used by mechanics, usually to inspire their helpers such as:-

- o **'He went through helpers like Imelda Marcos shoes'.**
- o **'When pissed, he could be like a rattlesnake with a case of hives'.**
- o **'Get with it boy! My mothers' slow but she's 80 years old'.**

These few terms and sayings are reflected throughout the book with yarns aplenty that turn any true **'elevatorman'** toward a bar.

Jim Collett's story reflects many who devoted their life to the post-war elevator industry. Jim like many entered the industry through the drafting office, but soon the camaraderie of the field dragged him into installation and maintenance areas until the draft saw him do 2 years in the military. He returned to west coast to Los Angeles, Vegas, San Diego, Seattle, Sacramento and back to Monterey meeting many marvelous characters that just had to be written about.



To try and reflect the book in one story is hard, but here is one to "wet the whistle".

Turning out as a mechanic is one of the biggest deals that can happen to a helper. Hearing that, I put in triple effort and took on work that perhaps I shouldn't have. It turns out the mechanics gave all the card helpers the same line, so they would get some entertainment watching the interaction among the card helpers ... a shitty little game.

After we all found out what was going on, we (the braver ones) vowed to even the score.

First off was Andy who came to work dressed as if he was out on a golfing outing. The only thing that set him apart from Arnold Palmer was his Westinghouse blue hardhat and the Wellington work boots.

Being the best dressed man on the job made him a perfect target for wet sloppy fireproofing. Lessons from Kelly's water bomb technique came in very handy by the way. There were days when Andy left the job looking like 'frosty the snowman'. The last and best is when found a piece of Styrofoam and shaved it down to the same size as a counterweight filler and then painted it Westinghouse grey. The real thing would weigh around 170lbs. Approaching Andy with strained faces, one on each end of this bogus hernia maker, we said, "Andy help us with this." His reply was less than helpful. We got right in front of him and used the two tie-rod holes we had drilled like a Norton Bombsight. We targeted his non-steel toed Wellingtons and yelled "Watch out" ! Then we dropped it. During its descent his eyes got so large you could see them bulge out from under the brim of his hardhat.

A rooftop slip reinjured Jim's back requiring surgery in 2000, so after 40 years clocked up and much badgering, he had no excuse but to put pen to paper and produced this must be read elevatorman's story.

It is easy to recommend it to anyone who wants an insight or a memory to what it was like being in the industry in that era. Well done Jim.

If you would like a copy for Dad for Xmas, be quick and it costs US\$20 and can be purchased through emailing jim at:-

elevatorinfo@comcast.net.

Or see: www.elevatormanstories.wordpress.com.

KONE ROADSHOW:

The Sales boys from KONE are touring the country to bring all up to date with their latest range of products and finishes based around the most successful Monospace motor-roomless and EcoDisk™ machine, and lift drive system with now a NZ flavor.

NZ Sales Manager Terry Viccars headed the Auckland contingent with Greg Brown, and Ian Kimpton - South Island sales, and Win Greenway with Jeff Schmelz, Area Manager from Christchurch completing the local representation.



Terry Viccars – NZ Sales Mgr

The venue was the first floor of the Rydges Christchurch Hotel function rooms with displays, pamphlets and computer simulations for planning laid out throughout the room.



Greg Brown Esq.– NZ Sales.

The presentation was reasonably laid back offering an opportunity for local Architects, Property Managers and Consultants to wander around the display and engage in conversation with the KONE representatives over the late afternoon, while partaking in refreshments and nibbles.



Ian Kimpton SI Sales.

Some good discussion arose around the future of the market, the effects of changes within the industry, and the many aspects of the new KONE product, including its **3000NZ** brochure.



Jeff Schmelz Area Mgr.

All concurred as to the effects on price due to technological improvements to packaging of products and the strong local competition within the market, with KONE presenting a position of being able to sustain their market using their packaged products, but also provide some flexibility

for designers and building owners to NZ-ise their projects. Available to attendees was their latest product planning guide in CD form for the architect to be able to build a solution for any project on his computer.



The issue of how difficult it is to be creative in solutions where minimum price dominates the purchasing process so much in NZ, combined with introduction of the Building Act with its laize-faire D2 lift inspection Consent process that has encouraged the unscrupulous and downright deceitful persons to enter the market, peddling non-conforming, and in some cases unsafe, and poorly installed products.



Ian Kimpton - Tania Sherborne - Colliers



John Coll * Colliers – Jeff Schmelz – Greg Brown



Murray Barr – Ian Kimpton – Peter Francis * Devonian Realty



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KONE Eco-efficient™ solutions

4hrs disappeared quickly as the show came to final drinks around 8pm, and I suspect enjoyed by all.

But well done KONE!

ps. It doesn't look like we have got our packaged rigidised door finishes back into the choice of door finishes as yet!