

# 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.*

[www.lifteye.co.nz](http://www.lifteye.co.nz)

email - [nzlfax@lifteye.co.nz](mailto:nzlfax@lifteye.co.nz)

10C Grange Street  
CHRISTCHURCH  
NEW ZEALAND 8002

Ph: +64 3 332 2499

Fax: +64 3 332 0016



## WHAT'S GOING UP or DOWN THIS MONTH

### QUICK! SHUT THE DOOR:

The procession continues as we seemingly flush those with years of experience down the gurgler. Is it just the changing of the guard, a reflection of a changing management espousing new directions, or old heads losing the will to be managed?

This past couple of months we say farewell to:-

**John Moore** – Operations Mgr – Otis Wellington.

**Gavin Pollard** – Operations Mgr – Kone Wellington. 30+yrs

**Mike Flannagan** – Technical Mgr – Schindler ChCh. 40+yrs

### FRAZER CLARK DEPARTS NDY WELLINGTON:

Its 5 years since Frazer Clark moved out of the industry as KONE Wellington Branch Manager and over to Engineering Consultants Norman Disney Young. But now the lure of new challenges will see him start with Fire security Services on Monday 17<sup>th</sup> October as their Wellington Regional Manager.

## EDITORIAL.

### *The BA 12a Debacle Continues:*

Following the article in the July issue regarding **Compliance Schedules and Lift Maintenance**, the NZ Lift and Escalator Association wrote to the DBH **Process Design and Compliance Manager** Mark Scully, to request a clarification as to whether or not the Building Act 2004 required Lift Maintenance people to be D2 IQP registered as being suggested in ignorance by some TA's and Independent Inspection bodies.

The response was clear, "It"; being the Building Act, **"was not intended that a person had to be a registered IQP to undertake maintenance on a lift"**.

As pointed out previously, lift maintenance is carried out by a lift industry service provider contracted to a Building Owner and has nothing to do with Governance of the Building Industry.

The WOF process provides the means of auditable Governance of the specific specified system feature by combining expertise and responsibility into one person who signs the BA12a, the registered IQP. Not a representative of the company who services the equipment, not the 'One Stop Shop' corporate inspection body who administer the properties compliance, but the IQP who carries out the CS requirement.

But still the word maintenance dominates the minds of some, or is it the pockets. Those who don't mind being registered to tout their skills, but prefer to steer well clear of responsibility.

And so this debacle will continue until the DBH, as with the BIA, update C8 in the Handbook and the Act, so the words regarding 'maintenance' more clearly reflect the intent of the Act, rather than an ill-informed interpretation of the words. Ed

### CBIP EXAMS UNDERWAY:

The week starting the 10<sup>th</sup> October saw some lift CBIP examinations held throughout NZ under the organization of the new AINDT (Australian Institute for Non-Destructive Testing) structure. A few hiccups resulted with changing venues; Yes it was me that held up the start of the Wednesday Morning Exams, turning up at the main ChCh Polytech building instead of a couple of Km's away at the Engineering campus. Lyall Senior (Lift Solutions Ltd), John Phillips and Mike Rogers (Plant and Building Services Ltd) were on time, and by the banter after the exam, all seemed happy with only a couple of the questions; like the minimum distance between handrails on side by side escalators, hard to find.

**For those contemplating this certification, make sure you have got up-to-date copies of NZS4332, EN81 1&2, EN115 and a copy of D2 of the NZ Building Act. For a two hour exam, most seemed to get through in 90min, with 30min to search for a few answers they found difficult to find.**

**BA 12a PROCESS ABUSE CHALLENGED:**

With the Building Act new 12a form being issued by the Department of Building & Housing (DBH) to bring more consistency into annual IQP WOF documentation, and with Building Compliance Authorities (TA's) being much more proactive in following up this documentation under the 2004 Act, we have seen an upsurge in peoples awareness as to the Compliance Schedule process, and subsequently misinterpretations arising.

I alluded to these misconceptions in the July issue seeing some TA's and independent inspectors requiring Lift Maintenance companies to be IQP registered and sign off the 12a forms to confirm maintenance had been carried out.

It has been necessary to point out that the Compliance Schedule is a means of audit, and not of certification, and that the experience of the IQP is used to confirm that a consented installation has remained compliant over the following year.

The responsibility given to the individual IQP by the BCA under the Building Act, is to confirm that the requirements of the Building Compliance Schedule have been met, no more, no less. In the case of D2, by ensuring any specified checks are completed; that appropriate maintenance is being carried out, and that suitable documentation is in place on site.

This cannot be achieved by simply sitting in an office and signing the 12a, IQP registered or not, as it is not the intention of the Act that anyone else can sign a 12a, other than the registered IQP who completes the inspection and is competent to confirm the status of the installation at that date. Also, as indicated in the July article, the Building Act does not require a lift maintenance person or company to become IQP registered, simply to "sign off" the maintenance status of a lift.

The NZLEA took this on board after hearing of a BCA officer requiring local Lift Maintenance Personnel or Companies to be registered IQP's, so that they could issue 12a forms. They subsequently wrote to the Manager, Process Design and Compliance, Mark Scully, asking for clarification of the DBH's understanding in this area.

Mark Scully wrote in response:-

*"In summary then, until November 2009:*

- o *An IQP is approved by a Territorial Authority as a person being qualified to carry out the inspection, maintenance, and reporting procedures required for a specified system.*
- o *A specified system is listed in a Compliance Schedule for a building*
- o *An IQP for a specified system in a building must issue a Form 12A for that specified system*
- o *The IQP must confirm that the procedures that are described in the compliance schedule have been adhered to.*
- o *It was not intended that a person had to be a registered IQP to undertake maintenance on a lift."*

The full letter is provided further in this issue.

**MORE LIFT SUB-CONTRACTORS IN NZ:**

NIRVANA SYSTEMS:

Bryce Vivian – mobile: 021 727 377  
0800 727 381  
Auckland

ELECTRONIC & ELECTRICAL TECHNOLOGY:

Chris Brake – Ex Schindler.  
mobile: 027 290 3402  
Auckland

ELEVATOR CONCEPTS LTD

Greg & Shona Newby – Ex Otis  
09 444 4914  
Auckland

HI-SPEC ELEVATOR & ELECTRICAL SERVICES

Ian Soult. - Ex Schindler Installer – Technician.  
mobile: 021 101 8952  
Christchurch

**INDUSTRY EXPERIENCED:**

ACTION REWINDS LTD

Neil McLean  
CAD work on contract . . . . .  
09 826 4338  
mobile: 025 217 8516

**WORLD NEWS FROM ELENET ®:**

**INJURIES IN FLORIDA INCREASING:** The number of passengers injured while riding elevators and escalators in Florida have reportedly increased 60% since the state switched to private inspections in 2002. The *Tallahassee Democrat* reported the change increased the number of inspectors from 28 staff inspectors to more than 200 private inspectors, which has reduced the backlog of inspections, although nearly one third of the units in the state do not have a certificate indicating they had been inspected in the last year as required.

A state official who oversees the Bureau of Elevator Safety noted there were 42,731 elevators and escalators in Florida at the end of the last fiscal year, a 20% increase from 2000-2001. He also attributed the rise in reported accidents in part to "increased awareness and more people involved in the process.

**AIRSPACE WAIVER RECEIVED FOR SE LIFTER TESTING:** LiftPort Group, a space elevator (SE) company, has received a waiver from the Federal Aviation Administration (FAA) to use airspace to test its robotic lifters, prototypes for ferrying cargo into space through a commercial SE. The tests are set for this fall and will simulate a working SE by launching a model of the elevator cable up to a mile high. The lifters will then be set into place to see how well they travel up the free-hanging ribbon. More information can be found at website: [www.liftport.com](http://www.liftport.com).

**DBH RESPONSE TO NZLEA QUERY:**

2 September 2005

New Zealand Lift and Escalator Association  
P O Box 8749  
Christchurch

Attention: John G Davies.

Dear John,

I am writing in response to your letter of 11 August 2005, in which you seek the Department's view on the role and qualification requirements of an IQP inspector as against those of a lift service contractor.

In your letter you "request that the DBH issue a ruling to define the requirements".

The Building Act 2004 does not provide for the Department to issue a ruling on this matter. However, I have outlined below the Department's views on the relevant provisions of the Act and regulations relating to this matter.

**Approval of IQPs**

Under the Building Act 2004, section 438(2)(b) an IQP is a person:

"... accepted by the (Territorial Authority) as being qualified to carry out the inspection, maintenance, and reporting procedures required for a specified system stated in the compliance schedule."

Section 438(4) provides that a Territorial Authority may accept a person as an IQP until 30 November 2009.

This means that until November 2009, approval of IQPs is a Territorial Authority function, and should operate in much the same way that it did under the Building Act 1991.

**Issue of the Form 12A**

Section 108 of the Building Act requires the building owner to provide a copy of the building warrant of fitness to the Territorial Authority, with certificates (Form 12A) from licensed building practitioners (or IQPs until November 2009) attached.

Form 12A must be completed in respect of each specified system that is listed in the Compliance schedule.

Specified systems are defined by the Building (Specified Systems, Change the Use and Earthquake-prone Buildings) Regulations 2005. Schedule 1 of these Regulations contains a list of specified systems, including:

"Lifts, escalators, travelators, or other systems for moving people or goods within buildings"

Until November 2009 an IQP for a specified system in a building must issue a Form 12A for that system. The Form 12A contains the declaration that:

"The inspection, maintenance and reporting procedures of the compliance schedule have been fully complied with during the previous 12 months"

There is nothing in the Building Act 2004 that requires that the IQP for the specified system must physically carry out all the inspection, maintenance, and reporting procedures themselves. The role of the IQP is to confirm that the procedures that are described in the compliance schedule have been adhered to.

**The Building Code Handbook**

The Department is aware that some people may be concerned by an apparent contradiction between the Act and the wording in the Building Code Handbook, which under CS 8/1 states that:

"The above inspection and maintenance procedures shall be undertaken by independent qualified persons"

When the Handbook was written it was not intended that a person undertaking repair work would be anything other than a competent technician. In the early stages of the Building Industry Commission and the Building Industry Authority, the phrase 'independent qualified person' was used to denote any person accepted by the Territorial Authority. Over time, the term has evolved to denote a person who has been through a specific Territorial Authority approval process and entered in an IQP register, and who possibly operates as a consultant.

Planning is currently underway at the Department to update the Handbook in line with the new Building Act and Regulations. When the new draft is being written, industry groups, including the New Zealand Lift and Escalator Association will be consulted about the proposed content, and changes will be made where required.

In summary then, until November 2009:

- An IQP is approved by a Territorial Authority as a person being qualified to carry out the inspection, maintenance, and reporting procedures required for a specified system.
- A specified system is listed in a Compliance Schedule for a building
- An IQP for a specified system in a building must issue a Form 12A for that specified system
- The IQP must confirm that the procedures that are described in the compliance schedule have been adhered to.
- It was not intended that a person had to be a registered IQP to undertake maintenance on a lift.

Yours sincerely,

Mark Scully  
Manager, Process design and Compliance

**A GLIMPSE AT CHINA - JUNE 2005:**

Following the Elevcon Asia 2005 Conference in Beijing, there was only one full day left before sadly having to head on to Taiwan. But thank to "Jasper", my email **China.COM** personal guiding light and his delightful English speaking guides, we were able to arrange a slightly cooler heat-hazed morning at a section of the awe-inspiring - roughly 2000 year old Great Wall of China. Rising some 1000 meters and 70kms from Beijing, the Badaling section of the wall is tourist accessible after providing hundreds of years of protection to the Chinese Dynasties from the marauding Mongol tourists of the N.W.

8:30am and it is already 30 deg and climbing as we head north east along the latest 6 lane freeways that firstly disperses us into the wide avenue "bonkity-bonk" concrete slab roads reminiscent of the US, and finally onto the narrower - windy - variable pavement country roads that lead up to Badaling.

It takes approximately one and a half hours passing a multitude of empty walled farms, dusty villages, small enterprises and silently deteriorating factory buildings that all seems to have been sucked dry of any significant number of people, before we make the final winding climb up to this awakening tourist mecca.

Out of the 8 seat air-conditioned van, the hot air carries a mix of fair and livestock aromas to flood the nostrils. As we prepare our cameras and water bottles the first touts close in, and distract us from the towering wall above the few buildings that form the base of a lower section, and, inhibitory further sight of the ramparts we saw on the route up.

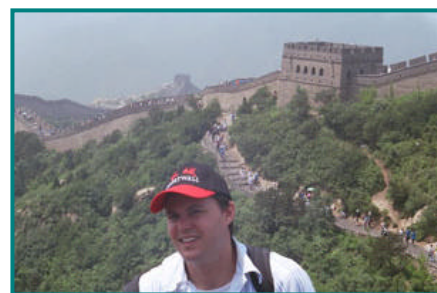


I peer up through the haze as we begin our climb only to see round birdcage like structures mounted on poles dotted along the walk about 5 meters above the ground. Upon closer inspection I realise in each one I'm looking at a brown bear secured inside its cage and exposed to the growing heat of the day. I didn't bother bringing them to the attention of my wife, who I'm sure would have let out an indignant scream of western sensitivity.

True to the Disneyland influence, we climb aboard a continuous chain, light rail guided carriage which you straddle like a donkey, and on which a safety rail lowers to hold you on, and then slowly carries you through tunnel and o'er precipice up to the start of the main access to the Great Wall.



With an "I Walked the Wall of China" hat firmly ensconced on my head, much smiling and "buyao's" (no thanks) later, we pass the point of restricted tout access and begin our climb upon this wonder.

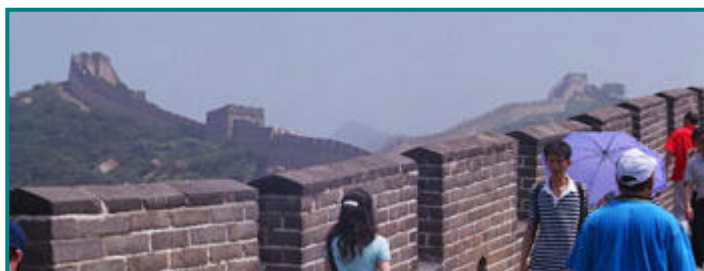


As we rise the sleepy morning heat haze lessens a little to altitude and as the grey-yellows of the surround take on a deepening blue, the massive Tan stone walls emerge to gradually dominate the present as we climb. I didn't count the steps, but it is probably a kilometre to the highest step after passing along ramparts and parapet.



Interestingly, near the top I received a cellphone call from Tony K a lift supplier in NZ, and so I just had to stop him short in his query, and ask him where he thought I was situated. Understandably it took a moment to register that I wasn't winter sunning myself in my ChCh office, but experiencing one of the worlds wonders. Then I hear Tony inform those in immediate hearing distance in the office, "Guess wot? Bloody Bob Johnstons' on the Great Wall of China!"

It was hard to remove yourself from the puffing and panting crowd, but at one stage I just wanted to be alone, to stare out from the parapet and imagine Genghis Khan moving up the valley from the North. I read it was Genghis who said, :-



*"The strength of the wall depends on the courage of those who defend it".*

The reality was that the post card views, the stale smell of old urine in the guards' quarters, the various means of mechanical access, and the restorations to the wall made it impossible to feel the unique history of this majestic shrine to the many that had for over 2000 years, also past this way before.



But then again, I had the hat and this memory . . . . . ! Ed.