

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.

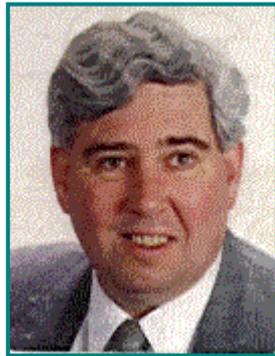
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WHAT'S GOING UP or DOWN THIS MONTH

SIMON WARD RETURNS TO OTIS:

Simon completes his circumnavigation of the Christchurch lift industry gaining knowledge on company processes and equipment at each stop. Beginning at Otis as an apprentice around 1988 he moved on to Schindler for around 5 years; a 3 year stint to find out what the wider electrical industry is about at Carter Holt Harvey, and then on to learn about the Monospace® at Kone.

With Kerry Houston's move from Otis to Schindler mid last year and Simon always up to a technical challenge, the lure to work with Richard Strong and to take on more responsibility with Gen2™ now dominating the Otis portfolio, Simon will bring a strong technical keenness back into the Otis fold. Maybe the prodigal son will return for good. Are we finally seeing this great revolution of industry personnel either sub-contracting their skills or moving within the industry to address workplace frustration, or is this the new industry?

EDITORIAL.

BUILDING CODE REVIEW SYNOPSIS ISSUED:

It was with interest that I opened the latest Building Controls Update No 52 New Years reading, to find the wheels are turning with this latest release detailing the Departments Synopsis on its *Review of the Building Code*. You can access your own PDF copy on the departments web-site www.dbh.govt.nz.

It's a lengthy read and in searching for how the Building Code was to address the Lift Industry certification quagmire after some 15 years of the Building Act, I found one reference under Q21 regarding *Emergency Egress in Buildings for People with Disabilities* where a design solution was proposed for an external lift system alongside exterior stairwells. Of a flickering hope maybe, Q44 requested input *on accessibility objectives* and even noted mechanical access, but sorry no comment recorded.

The next took a lot of reading to find until Q129 where it requested *any overarching principles that should be considered in the code* resulting only in a suggestion that a "best practices guideline" be incorporated into the building code.

Q 130 looking for comment on performance criteria suggested that *acceptable risk* needs to be identified in performance criteria. But I'm sorry to have to say, that squillions of hours of effort and the majority of suggestions synopsed, are probably summed up in a response to the last question 134, requesting *comments on the document* which profoundly brought forth :-

The work being done in this review will certainly take the building industry into the 21st century in a much more positive way and will go a long way in restoring public confidence in the industry's to be professionally competent and driven.

And that says it all, the professional institutions not desiring to participate in the 1991 Act were feeling unwanted, and so they found a leaky building and rather than just fix it, decided to take back the Governance of the Building Industry. Ed.

DBH TO START LBP CONSULTATION:

The DBH has confirmed it will begin public consultation early 2007 on IQP licensing along with a work programme to improve the building WOF process and to achieve LBP (Licensed Building Practitioner) status for independent qualified persons by 30th November 2009.

A consultation paper will be available soon on the DBH website. see www.dbh.govt.nz

KONE INVESTIGATES CARTEL CHARGES:

In a statement on its website, KONE reported that its "Austrian subsidiary has been notified by the Austrian cartel court of the initiation of proceedings for the imposition of fines against companies operating in the Austrian elevator and escalator market including KONE's Austrian subsidiary. The case relates to alleged anticompetitive practices in the local market before mid 2004. KONE has immediately initiated a thorough internal investigation." Elenet Issue 409.

ANTI COMPETITIVE PRACTICE:

Interestingly the Elenet® news item on page one raises the question: ***Are these investigations orchestrated by anti-competitive practices or global competitive practice using the gullible of our PC world?***

It's easier to compete with a competitor hanging under a cloud of innuendo and chasing his tail than face to face. You eliminate those accused and maybe the instigator will come to light!

An update on the local Commerce Commission investigation, other than for the many in the industry

interviewed by the commission, sees little happening other than a growing number of people being threatened with legal action if discussing the issue. Mum's the word!

**ANNUAL WOF RAISES ITS HEAD AGAIN:**

I was approached once again and asked as to who was available locally to complete annual WOF inspections on lifts in NZ. It was only when I came to understand that the intent was for the lift company to not have to provide maintenance staff during the inspection as seems to be the norm up north, that I stopped babbling, SGS, Plant & Building Safety Ltd; etc.

I must admit that I thought the lift industry because of the work involved and safety issues associated with single persons in shafts, let alone the breadth of knowledge necessary to be familiar with not only the many and varied types of lifts in the market along with the controlled access to diagnostic tools on new lifts, but the many evolved codes and age of equipment an independent person would have to be closely familiar with.

The WOF is an audit of an existing installation with hopefully a set test processes to carry out and record as detailed by the Building Compliance Schedule.

The IQP registration confirms the person is competent in understanding the building compliance schedule process and tests applicable to the specific equipment. It's an audit; a confirmation all tests are carried out successfully and maintenance and repairs have been completed satisfactorily over the preceeding year, and then confirmed on the 12a form.

I believe the safest and most consistent way to achieve accurate annual WOF inspection of lifts, is for the

maintenance provider most familiar with the equipment to attend and control the lift for the IQP, and to demonstrate compliance for him.

I might be wrong!

We are in a quickly changing world of high technology that requires consistent updating of knowledge to remain competently familiar with it. We are experiencing a change in lift service and control design where the system is becoming smart through having an ever expanding on-board fault monitoring, diagnostics and lift status facility, lessening the need for high skill on the site. Some systems; and I believe they will increase to provide 24hr remote monitoring of the lift status including safety functions.

The question then needs to be asked, if this is so, then are we heading to a point where design is diminishing risk to a point that safe operating parameters being 24hr monitored can takeover the physical re-test of each function once commissioned.

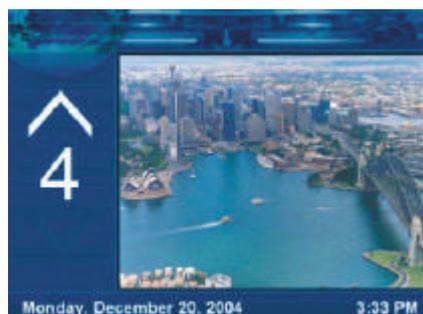
Is it that the sophisticated engineering and high reliability is requiring less frequency of service, diminishing the need for the processes, procedures and skills of the past to retain good maintenance

With automatically logged reports on maintenance and

breakdown available to an IQP, can a site can be safely audited without the need to complete physical tests of every safety circuit as in obsolete past codes.



These are the issues a responsible industry needs to address to ensure of full input and agreement if these past practices are to be discarded for a more efficient audit structure. With the change in the wind regarding the certification of equipment, maybe now is a good time to talk, even revitalise an industry association so that it is relevant in the market to show direction and leadership.



**DOES YOUR LIFT
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THE DBH GOES FULL SPEED AHEAD:

Three important areas of the 2004 Building Act have been announced over the turn of the year as the department becomes more confident and continues to build its monolith to leaky buildings.

1.0 Accreditation of TA's.

Now you may have noticed the a slight increase in the queries coming back on consents for buildings with lifts from council officers, this is only the first wave as TA's respond to the DBH pressure to get their act together.

The accreditation structure presently being imposed on the Territorial Authorities, (BCA's - Building Code Authorities), sees the IANZ (International Accreditation New Zealand) body overseeing all, in the departments desire to accredit everyone as the only solution to achieving its preferred tightening up on Governance of the Building Industry.

2.0 Accreditation Standards & Criteria Regulations.

The result of this DBH drive was *The Building (Accreditation of Building Consent Authorities) Regulations 2006* that came into force on 1st February 2007.

These 19 regulations set out a mini building act of all the applicable forms, procedures etc. necessary for accreditation to ensure the integrity of Council BCA's, as well as anyone contemplating independent registration with an emphasis on demonstrating adequate means to meet any civil liabilities.

Dè je vous, as a past D2 Building Certifier, this little clause rings a large bell, because insurance companies from the mid 90's up to day still cannot agree on the BA definition of suitable insurance. Over my term I paid out 10's of thousands in professional cover insurance, and the DBH has still not resolved this issue. What the DBH did to solve their dilemma back then, was to shutdown all past independent Building Certifiers, and grab their bonds amounting to many thousands of dollars, presumably to use how they wish for as yet I've still not received an explanation as to what happened with my "bond" money, nor how it was to be used. Maybe 'accreditation' of the DBH would solve my concern for their integrity.

3.0 Financial Assistance Package.

In order to become accredited, any organisation needs to firstly be accredited by IANZ, and secondly to be formally registered by the DBH. To help council accreditation, the Minister, Clayton Cosgrove announced a DCAAPAP (BCA Accreditation Preparation Assistance Programme) of 3 million dollars over 3 years funded out of the building levy.

52 submissions were received including Local Government NZ, the Master Builders Federation, the Plumbers Gas Fitters and Drainlayers Board as well as from I presume all local authorities.

4.0 Training.

The department is to run initial training courses from February to April 2007 to explain the accreditation standards and criteria, which of course include quality assurance management systems and processes, along with providing advice on how to achieve compliance by self assessment, before starting the programme delivery in March 2007.

So if your industry group has a constructive need for funding for assessing potential BCA's under the new regime, these courses are a must.

Interestingly no dates are given and it's now mid February.

An assessment pilot scheme being carried out by the IANZ has been underway with a sample of local TA's since Nov.2006 through to Feb 2007.

Comment:

It all sounds good but there seems to be the continuing trend to only recognise the academic and the accredited over the trade skilled, further dividing our once egalitarian society. One must ask when it will be necessary to accredit our government department heads, or politicians for that matter if this is the solution to governance within our society.

Little seems to be being done to assist the specific industry based solutions with input to improve processes and procedures under the 2004 Act, it's as if the saviour has arrived in the form of the DBH to create a new tier of overseers waving their accreditations to confirm their allegiance to the cause, as the experience of the building industry is relegated back to serfdom.

WORLD NEWS FROM ELENET®**TL JONES INDIA OPENS OFFICE IN NEW DELHI:**

Protection- and information-system specialist TL Jones has opened an office in New Delhi. The company reported that the new office was established "in response to increasing demand within the Indian elevator industry." The office will cater to India's northern market.

POLICE RESCUE MAN FROM HOISTWAY:

According to the OakBay News, a Victoria, Canada police officer held onto a 44-year-old man until firefighters could pull him from an elevator hoistway. The man was riding a powered scooter down the hall when it ran into the third-floor elevator door in his apartment building. The man fell into the hoistway and was left dangling until his rescue. The incident is being investigated.

FATAL FALL IN NEW YORK NIGHTCLUB HOISTWAY:

A man celebrating his 35th birthday died as a result of falling through an elevator door and down the hoistway. He fell four floors. According to the New York Daily News, the man and family members were celebrating at a New York

City nightclub when an altercation occurred between club employees and the celebrants that resulted in the man being thrown into the elevator doors. The February 4 incident is being investigated.

TWO BODIES FOUND IN PIT OF HOISTWAY:

On February 4, the bodies of two men were found at the bottom of a hoistway in a residential building in the Queens section of New York City. According to Newsday, they may have fallen more than 10 stories. The building is part of a housing complex that includes 20 18-story apartment towers. It was reported the two men, who were half-brothers, aged 23 and 25, respectively, were involved in a fight that may have caused them to crash into and through the elevator doors. The incident is being investigated.

Comment:

The above three articles in the same issue of Elenet® may mean nothing and be relative to locality and age of equipment, but the odds of this happening where three elevator doors presumably give way to unintended mechanical force rings bells as to why?

HAYS
Facilities Management

Wild at Heart
Wellington Airport

Facilities Manager

"Wild at Heart" Wellington International Airport is one of New Zealand's largest airports, handling over 4.5 million passengers and 114,000 aircraft landings per year. Wellington Airport has a diverse property portfolio of commercial, industrial, retail and residential properties, with assets to the value of \$500 million and is constantly growing and improving its facilities. WIAL currently requires a senior level Facilities Manager to ensure the airports buildings and associated infrastructure are maintained to meet commercial, regulatory and operating requirements.

The Facilities Manager role requires taking an active lead on day-to-day facilities matters with reporting responsibilities to the General Manager of Planning and Assets. This role will involve several key responsibilities:

- Planning and management of a substantial budget, achieving all feasible savings and preventing



unapproved over-runs where possible

- Developing and implementing preventative maintenance schedules whilst updating and managing this database
- Attending to reactive maintenance issues, securing action through the necessary channels and providing information on the solutions to key interested parties
- Liaising with external contractors, key Airport Managers and Health & Safety Officials to secure shut downs, work permits and insurance authorisations
- Ensuring accurate records are maintained for regulatory compliance

The ideal candidate will have a strong technical background and have the working knowledge of the building services industry that is a necessity for this role. A management or business qualification is advantageous as well as an extensive proven track record in facilities management. You will be a self-starter with outstanding people skills and a real ability to develop key external and internal relationships.

This is an excellent opportunity to work with independence delivering real FM solutions in a truly unique environment.

To register your interest in this position, please apply in confidence to:

Annabelle Park and Gareth Powell
T 04 473 6860
E fm.wellington@hays-hps.co.nz

Specialist Recruitment hays-hps.co.nz

Should you prefer not to receive updates such as this in the future please call us on the number shown.

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