

The New Zealand LIFT FAX

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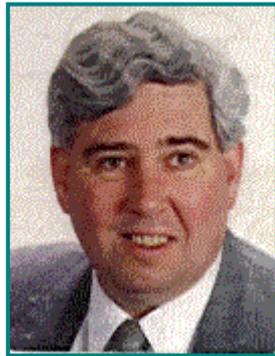
www.lifteye.co.nz

email - 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

OTIS WELLINGTON CATCH UP:

I was in Wellington a few weeks back so took the opportunity to catch up with [Mike Jennings](#) and [Gavin Pollard](#) who I haven't seen since Gavin returned to the lift industry late last year to take on overseeing Service Modernisation Sales for Otis in Wellington. Put these two heads together and you end up with a wealth of local industry knowledge.

HELLO & FAREWELL REINALDO ANTONIO:

Earlier this year we welcomed [Reinaldo](#) into the Otis Christchurch office to fill the new & modernisation sales void, only to hear last month that Rei's family were not coping with the winter in Christchurch and so have now headed to the warmer but wetter climate of the Auckland office. In the interim, it's been a pleasure to work with [Nitin Gupta](#) from Otis Wellington office who has taken on the added workload of Christchurch.

So if there are any keen sales persons who enjoy the occasional round of golf and appreciate the clear blue winter skies of Christchurch, maybe Otis could use you!

EDITORIAL.

PRODUCT CERTIFICATION:

The next change to see the light of the DBH magic wand is a retry at the product appraisal scheme, first introduced with the 1991 Act and overseen by BRANZ, but little used by industry because of the perceived time and cost overhead to arrange certification. I understand 16 certificates have rolled over into the 2004 Act, but it is unclear whether or not these certificates have been reviewed since introduction of the 2004 Act.

In the lift industry some of the smaller companies showed interest to try and remove the inconsistency of council processes of assessment, but I usually advised there wasn't a lot of value because the major part of certification was in providing the job record particular to the installation, and necessary for every new installation. The new product certification system with its revamped acronym will employ a **PACB** (Product Certification Accreditation Body) to oversee **PCB's** (Product Certification Bodies) who's responsibility will be to impartially, competently, consistently and transparently certify processes and products within criteria (not yet specified). The PACB or DBH (Dept. of Building & Housing) chief executive will have the power to revoke the accreditation of any PCB. Certificates issued by a PCB will need to be renewed annually, probably for another small fee. As of 31st March 2008, **JAZ-ANZ** (Joint Accreditation System of Australia and NZ) was appointed by the DBH as the PACB. As previously BCA's; both Council and private if they ever evolve, have to accept PCB issued certificates. It is now understood the scheme is to be ready for applications by the end of year. Ed.

GRACE WESOLOWSKI IN CREDIT SQUEEZE:

The personal side of the international credit squeeze has seen its first close to home casualty succumb to the financial vagaries of bankruptcy. Trethewey Granite and Marble Ltd of Auckland was where Grace Wesolowsky headed following her lift industry break last year, to now find herself in the middle of this bankruptcy. The only positive is it might be an opportunity to see Grace back into the lift industry. I hear Otis needs a good 'new sales' person in Christchurch!

DBH VISIT:

The issue with the DBH (Department of Building & Housing) of not addressing industry concerns over lift size through their publication 'Code Words' as promised, prompted me to drop in to their new offices in Customhouse Quay a few weeks back to discuss this issue. [Mike Stannard](#), Manager Building Standards Group, and Engineer [Dennis Monastra](#) represented Chief Executive [Katrina Bach](#), and after an hour or so of discussing the void in certification of lifts in NZ, and updating Mike on who the CBIP was, a second promise to publicise this issue in Code Words was given. Patience!

HOW QUICK WE FORGET:

The Building Act emerged from an inefficient pile of highly prescriptive standards and codes all seeking the ultimate singular solution, but because of change in the market, all require constant updating and revision to remain relevant. Now stagnant prescriptive solutions are ideal as guidelines, because you can rely on the knowledge of the past, but to ensure the solution is relevant today, you need to also consider the experience of today to form the best solution. Also when using a performance code in governing an industry, as in the past, you don't require single solution centralised government inspection agencies to determine the solution, as Government has set what needs to be achieved through the mandatory performance requirements, and to gain the efficiency's expected in the Act, leaves it up to the experts in their fields to determine and document the most appropriate solution for today! To ensure the standards were maintained, the Territorial role is to ensure an auditable process of recording solutions and providing ongoing WOF inspection was implemented. So why after 16 years do we still have some administrative council officers wanting to decide upon the solution; causing huge inefficiencies and overhead cost in disrupting the process, and demanding unnecessary total compliance to some cases obsolete prescriptive standards and codes?

It is obvious, that the inefficiencies of the past that brought about the change were in the inefficiencies of council processes, who rather than focusing on sound consistent process, were focusing on interpreting the multitude of codes and standards no matter how outdated, enforcing them to achieve their own ends.

And now 16 years later, what is the undercurrent we see emerging from the accredited council officers, but the same desire to return to their interpretations of any prescriptive code or standard, rather than be expert at ensuring a consistent and efficient Consent and Compliance Schedule process is attained.

How many times do you have to say it! Council officers need to leave the responsibility of the solution to the appropriate experts within industry, and focus on being expert in the process of over seeing the Building Consent and Compliance Schedule structure for the Building Act to achieve the efficiencies it envisaged.

Ensure the design engineer confirms the structure; the lift inspector consistently completes all necessary testing and documenting of the installation, and if you haven't an up to date clear knowledge of the process applicable to any particular trade, seek clear process from the industries involved.

As previously stated, the lift industry has floundered for the past 16 years because Councils have either ignored or been ignorant to the necessary safe processes to undertake during the Consent process, enabling shonky companies to disrupt the past good standards of the

industry because of inconsistent and even non-existent compliance processes.

The over zealous interpretations of NZS4121 is a good example of where some council officers of late prefer to interpret each word of a standard rather than trust industry expertise. They seem to either misunderstand the Building Act or have vested agenda's in considering solutions, and display an unwillingness to listen to experienced industry advice through the hollow cry; *'Take it to a determination'*.

My advice relating to D2 solutions has been:-

1. The Performance based Building Act under the Objective and Performance requirements of the Building Code D2 clause D2.1(c) only mandates that a building owner; ***"ensure that people with disabilities are able to carry out normal activities and processes within buildings."*** There is no requirement to achieve a higher performance, but of course this is subjective and requires considered assessment to ensure this performance is achieved.
2. The Act identifies NZS 4121 as a solution on accessible routes within a building, but being a Performance based Act, and understanding the limitations of prescriptive solutions, like NZS 4121 and other adopted Acceptable Solutions, they are for owner selection, and **are not mandatory**.
3. The 1.4 m wide x 1.4m deep lift requirement of clause 9.2.2.1 of NZS 4121 was adopted from back when the mandatory Power Lift Rules were in place, evolving from negotiated understanding that wheelchair users needed to rotate their chair for all to be able to reach the lift controls. It was accepted that it was not cost effective nor necessary for a wheelchair user to have to be able to rotate 180° to use a lift. In those days control panels were all located adjacent to the lift entry, and the wheelchair needed to be rotated to enable access for disabled users. **Design note C9.2.2.1 page 50 of NZS 4121 confirms that 1.4m wide is insufficient to allow a wheelchairs to turn through 180 °.**
4. Annex C6.1(b) page 104 of 4121, confirms reduced car sizes as narrow as 0.9m x 1.57m enables sufficient room for accompanied wheelchair users in some circumstances.
5. The ISO International minimum standard for lift size suitable for disabled access, is 1.1m wide x 1.4m long, and includes side wall mounted control panels so that disabled wheelchair users don't need to rotate their chairs, as the controls are easily accessible besides them.
6. The standard manufacture of model lifts coming into NZ most suitable for the cost effective MRL low rise market are a maximum 1000kg rated, with some 1125kg. To maintain this maximum load rating where floor area limitations restrict car size, the option is for either wide or long solutions. ie. 1.6m wide x 1.4 m deep OR 1.1m wide x 2.1m long with slight variations.

It was not past solutions that caused the inefficiencies of the past, but the processes adopted by Councils in trying to interpret every sundry standard. Are we once again going to fall into the same trap, or have we matured sufficiently to gain the efficiencies offered through the introduction of Performance base Governance and ensure good processes move responsibility for safe solutions onto those most experienced at the workplace?

BUILDING INSPECTION & MAINTENANCE:

These are LEC's comments to the DBH but relate only to D2 processes under the Building Code.

1.0 Although changes to the building warrant of fitness regime *are already improving performance*, the Department has identified four areas with potential for significant further improvement. These areas are compliance schedule accuracy, monitoring and enforcement, owner awareness, and registration policies and processes.

Q1. Do you have comments on any of these four areas?**A1.1 Compliance Schedule Accuracy:**

A lack of standard processes inconsistently applied by the administering TA's over the 91 Act's reign, mainly through ignorance of lift industry standard safe practices and confused administration of the 1991 Act in this area by the TA's has led to consistent inaccuracy in any process throughout NZ.

To address this, it is recommended that a central data base of existing compliance schedule equipment specifications (lift particulars); frequency of use; installed to code data and WOF anniversary date be compiled and made accessible publicly through the internet.

A1.2 Access to Data:

All D2 equipment needs to be indexed against the building name, consent No & WOF No, and location in NZ.

A1.3 Registration & Process:

A national register of 3 levels of D2 lift inspector needs to be determined and centrally recorded in an accessible database to cover the Consent, and 2 levels of Annual WOF inspection under Compliance Schedule requirements. National industry related occupation groups using auditable certification processes such as the Certification Board for Inspection Personnel (CBIP) lift inspector body should determine inspection qualifications and processes. These occupational inspection groups should be registered with the DBH, recommended to all TA's, and their member certifications accessible to anyone by means of the internet.

A single process of performance inspection for each type of D2 equipment needs to be produced by the applicable industry bodies for recommendation by the DBH that all TA's use when inspection equipment under the Consent and Compliance Schedule annual WOF processes.

Q2. Do you think there are any other areas with potential for significant further improvement?**A2.1 Central Data Base Update:**

Update of new equipment into the central building database would be through required documentation compiled during the consent process and forwarded to the DBH by local TA's when producing building compliance schedules for the building owner.

3.0 The Department is developing a work programme to target areas identified as having most potential for further improving the performance of the building warrant of fitness regime.

Q3. Do you have any comments on the action points for the proposed work programme?

A3.1 As above.

4.0 Licensing - The Department has identified a mismatch between the specified system-based approach of IQP registers and the occupational group-based approach of licensing.

Q4. Do you have any comments on workforce structures and occupational groupings within the IQP sector?**A4.1 Occupational Groupings:**

Existing Occupational Inspection Groups; ie. (CBIP lift inspectors), in providing an auditable registration for certifying D2 lift inspectors that work totally within the Building Consent and annual WOF structures, need to be financially assisted and recognized under the Building Act to:-

- ✗ retain and expand their processes.
- ✗ continue to identify and certify suitable candidates.
- ✗ provide the expertise necessary through their industry representative exam group to prepare and mark examinations.
- ✗ Provide industry inspection processes for all types of D2 equipment to ensure consistency in inspection nationwide.

5.0 The Department has not been able to find any clear evidence of competence and accountability risk across the IQP sector.

Q5. Do you think that there are any serious competence and accountability problems for any part of the IQP sector?

A5.1 NO. I don't believe the problem is a question of trade competence, just one of a multitude of unclear processes being administered by a multitude of TA's who have no knowledge of lift inspection processes and have been shown to be incompetent in administering the 1991 Act.

The problem arises because D2 covers a small industry spread over a wide area with a large number of TA's who don't understand lift industry safe practices or inspection processes. This combined with vested interest free to advise the gullible, and we will end up with accreditation of everyone.

Separating LBP administration from TA's with production of a central register where candidates are identified through Trade or Occupational groups, combined with a Compliance Schedule database covering all buildings that is accessible to anyone through the internet would provide a structure. Standards are maintained through DBH group audits and a process of investigation and penalty emanating from private complaint.

6.0 The Department proposes that the Building Act 2004 is amended to remove the requirement for IQPs to be LBPs, permit future licensing, and allow supervisory IQP licence classes.

Q6. Do you have any comments on the proposed changes to the Building Act 2004?

A6.1 Supervisory Classes.

Under the D2 CBIP certification structure there is no need for supervisory classes as the more experienced level 2 lift inspector classification provides the necessary demarcation between Consent and WOF inspection.

- eg. Level 1 Endorsed < 0.3m/sec equipment speeds.
Level 1 Annual WOF with restriction on escalator inspection.
Level 1 Annual WOF inspection all other D2 equipment.
Level 2 Consent test and inspection of D2 equipment.

Q7. What impacts (benefits and costs) do you think the proposed changes (preferred option) would have on your business?

A7.0 For D2 IQP's I would expect the status quo to remain as is, reflecting no experienced input or industry participation into the inspection process at the work face; no participation by the industry in qualification of inspectors; and no lift industry experience in TA administration of procedures and processes.

On the other hand, with an integrated lift industry and CBIP inspector certification and examination process, I see the following benefits: -

- 7.1 Bringing consistency nationally to the D2 WOF inspection process.
7.2 Ensuring a qualified and consistent single process for all D2 types of equipment under the present non-existent lift consent process that can easily respond to change and any future concerns in the process.
7.3 Save governance and industry overhead cost of inspection through the efficiency of a single responsible industry represented certification and examination body able to provide and regulate inspectors, and represent the industry in governance of D2 issues facing the building industry under the Building Act.
7.4 By removing the inefficient, inexperienced multiple TA administration overhead of what is a simple process by using an existing single industry recognized certification process for all lift inspectors, and employing a centralized database of equipment updated through the consent process, resulting in an internet accessible nationally recorded and updated building compliance schedule record for IQP's to use.

Q8. Do you have any comments on the other options and the impacts they would have on your business?

A8.1 As above.

Q9. Any other comments?

A9.1 Through a single accountable concentrated D2 inspection process being integrated into the existing building consent and compliance schedule obligations under the Building Act, in conjunction with the set up of an internet accessible centralised database, accurate, effective accountable governance of this safety critical area of the Building code can be achieved.

At present the WOF inspection process is funded through building owner fees, and similarly consent inspection costs can be funded through fees. But when it comes to the establishing clear, experienced processes of inspection that

are efficient through being centralized, consistent, and dynamic to move with industry and technology change, then the Building Act needs to allow for a financially viable model that forms part of the Governance overhead.

In the D2 instance the CBIP certification structure already exists as a struggling but viable solution mixing industry experience, certification process and an expanding international recognition of the qualification. The need is for Government re-recognition and participation to ensure a continued viable governance of this safely critical area of the Building Code long overlooked to date under the 91 BA.

I would recommend a funding structure be conceived for the implementation and expansion of the present CBIP D2 structure to enable completion of suitable test and recording documents able to be adopted by TA's for guidance and used for all D2 equipment inspection and test processes to ensure consistency is implemented and retained through clear process.

From my experience as a past D2 Building Certifier I am well aware of the past shortcomings under the 91 BA, with the CBIP recognition at that time the only small glimmer of consistency in an abyss of indifference and inexperience.

The present Chairman of the CBIP, John Wilson and the board are aware of these issues and concepts, and have been working with the industry exam panel chaired by Grace Wesolowski to promote recognition and adoption of this certification under the 2004 Act.

WHAT'S YOUR VIEW?**AUSTRALASIAN RENAISSANCE:**

It was a period of intellectual, philosophical and artistic change in society that spread from Italy over the European continent to step out of the feudal past.

So are we in our own renaissance within the building industry, only instead of being lead by the knowledge within the building industry, we are seemingly being lead by those who are expert in the production of accreditation and certification processes, who seem to have little regard or knowledge of the necessary processes within the building industry.

Second to this is a leadership that seems to believe governance by policing and penalty will conform sufficient participants to the accredited processes to achieve the desired performance.

Yes there is need to improve the system, and some of the deficient practices that have evolved through poor governorship, but the building industry is still highly reliant on individual skill and expertise, not necessarily learnt in a class room, and to focus on the creation of a high overhead all controlling bureaucratic systems of certification, accreditation and penalty to achieve a desired performance, over looks the major factor that can achieve the performance, and that is to encourage participation by all to apply their knowledge and skills, and to take ownership in their work to achieve the performance.

It is not accreditation and certification that makes an industry achieve its purpose, although it can play a role. Let's suggest 20% effort into overseeing the process, and 80% into ensuring work satisfaction; access to skill development and knowledge, along with the building of self respect in the individual for the role they play in being part of the solution. A renaissance may not necessarily achieve improvement unless it is with the will of the participants.