

MSBO CONFERENCE

Grand Rapids, MI

April 23rd-25th, 2024

TKE MOVE
BEYOND



HOW MANY ELEVATOR RIDES OCCUR EVERY DAY?

A. 1,200,000

B. 23,000,000

C. 5,600,000

D. 325,000,000





MOVE
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HOW MANY ELEVATOR RIDES OCCUR EVERY DAY?

D. 325,000,000

EACH ELEVATOR CARRIES ABOUT 20,000 PEOPLE PER YEAR. ALL ELEVATORS PUT TOGETHER CARRY THE EQUIVALENT TO THE EARTH'S POPULATION EVERY 3 DAYS.

TK ELEVATOR TEAM

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ELEVATOR 101

State Maintenance Requirements

- Maintenance Visits
 - State of Michigan requires 90 day maintenance to be completed on all units
 - MCP (Maintenance Control Plan) should be located in machine rooms and not removed
 - State requires access to the machine room in the building
 - Oil levels marked in MCP (Hydraulic Only)



ELEVATOR 101

State Testing Requirements

- Testing
 - Hydraulic Elevators
 - Cat 1 “No Load” (Annual Test)
 - Cat 3 “Full Load” (occurs every 3 years)
 - Fire Service Testing
 - Traction Elevators
 - Cat 1 “No Load” (Annual Test)
 - Cat 5 “Full Load” (occurs every 5 years)
 - Fire Service Testing





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COMMON ELEVATOR TROUBLE CALLS

90% of callbacks involve the elevator doors

- Make sure all elevator door tracks/sills are cleaned from debris (screws, crayons, rock salt, drywall, pebbles, etc.)
- Make sure to clean down the lens of the door edge (infrared ray on the door)
- Don't hold the doors open for long periods of time (doors will time out)
- Doors knocked off track

Calls not normally covered under contracts

- Power related issues
- Water damage
- Fires
- "Vandalism"

COMMON ELEVATOR VIOLATIONS

- 90 day Maintenance overdue
- Cat 1 Test Overdue
- Cat 3/5 Test Overdue
- Phone not working
- MCP not filled out
- Oil Log not filled out
- Do not use machine room as storage
- Elevator pit has oil/water
- Machine room/pit lighting not working

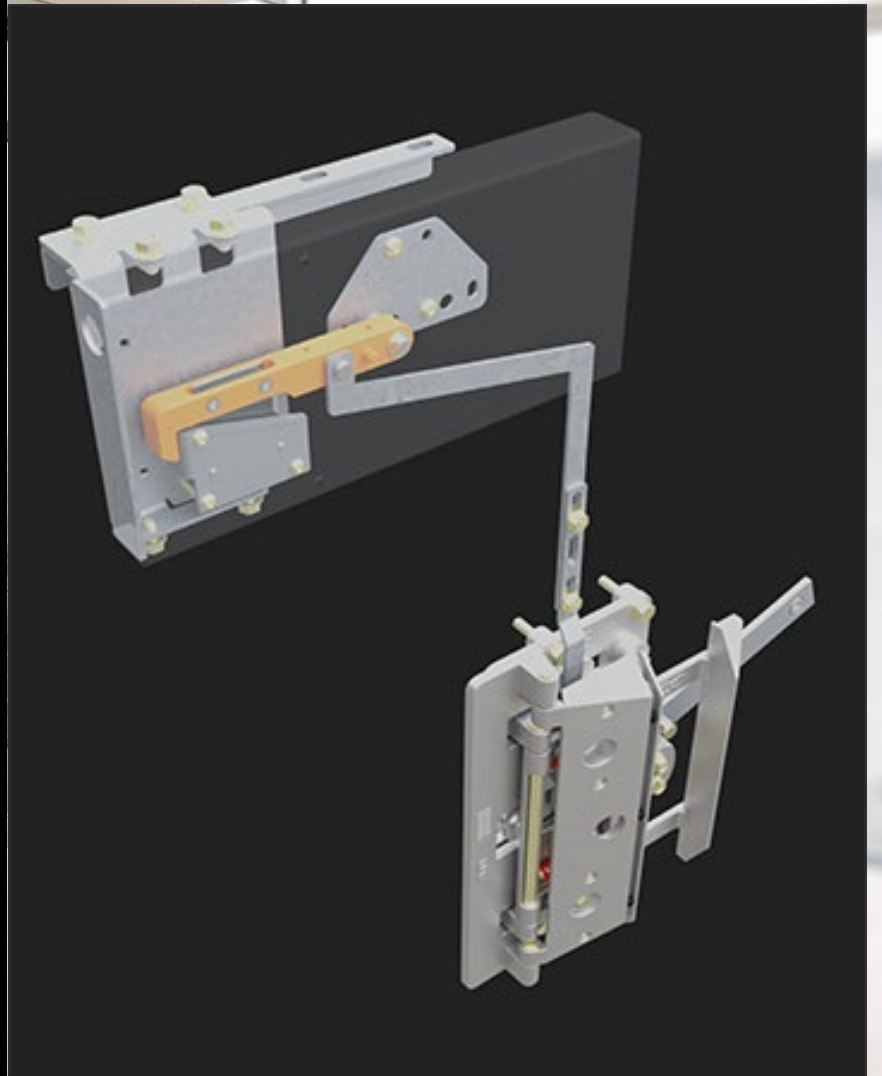
NEW STATE OF MICHIGAN CODE REQUIREMENTS

Door Lock Monitoring "DLM"

A17.3 code requires that all existing elevators are equipped with an additional cab door monitoring system and logic.

Code for new elevators has included this cab door safety feature for many years. Additional system sensors and logic ensures that the elevators will not operate with faulty door contacts.

****Needs to be completed by January 1, 2028****



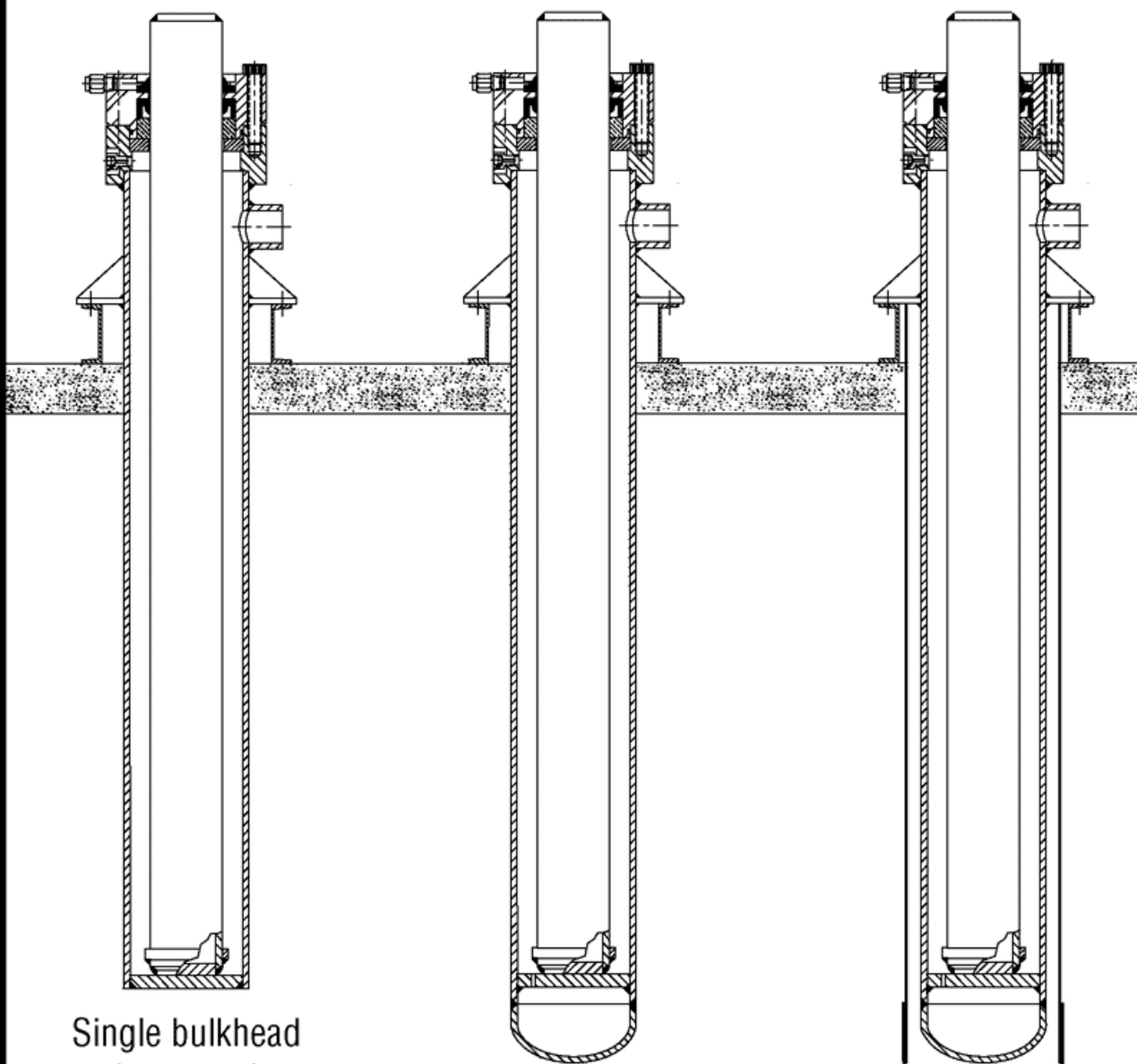
NEW STATE OF MICHIGAN CODE REQUIREMENTS

Single Bottom Jacks

4.3.3 Hydraulic Elevators Hydraulic elevators that have any portion of the cylinder buried in the ground and that do not have a double cylinder or a cylinder with a safety bulkhead shall; (a) have the cylinder replaced with a double cylinder or a cylinder with a safety bulkhead protected from corrosion by one or more of the following methods:

- (1) monitored cathodic protection
- (2) a coating to protect the cylinder from corrosion that will withstand the installation process
- (3) a protective plastic casing immune to galvanic or electrolytic action, saltwater, and other known underground conditions, or (b) be provided with a device meeting the requirements of Section 3.5 or a device arranged to operate in the down direction at an overspeed not exceeding 125% of rated speed. The device shall mechanically act to limit the maximum car speed to the buffer striking speed or stop the elevator car with rated load with a deceleration not to exceed 32.2 ft/sec^2 (9.8 m/s^2) and shall not automatically reset. Actuation of the device shall cause power to be removed from the pump motor and control valves until manually reset, or (c) have other means acceptable to the authority having jurisdiction to protect against unintended movement of the car as a result of uncontrolled fluid loss.

****Needs to be completed by January 1, 2028****



Single bulkhead
in-ground
jack unit

Dual bulkhead
in-ground
jack unit
per ASME A17.1

Dual bulkhead
in-ground
jack unit with

ELEVATOR JACK SYSTEMS

- Types of Jacks
 - Single Bottom: Pre 1975-1979 (drilling likely)
 - Double Bottom: Pre 1980-1985 (drilling likely)
 - Double Bottom W/PVC (no drilling necessary)



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Q & A