



10/2017

2017 Florida Building Code Re: Residential Elevators

REQUIREMENTS

FL Senate bill 1634 states:

In regards to residential elevators:

“The distance between the hoistway face of the hoistway doors and the hoistway edge of the landing sill may not exceed 3/4 inch for swinging doors”

“an elevator controller be capable of monitoring the closed and locked contacts of the hoistway door locking device; requiring that the elevator controller be capable of interrupting the power for the motor and brake for a hoistway door locking device under certain circumstances; prohibiting an elevator car from being restarted until certain conditions are met; requiring a visual indicator to be visible at all landings under certain circumstances”

These requirements are adopted and enforced through the florida building code, effective 10/1/2017.

ELEVATOR COMPLIANCE

The elevator controller by Precision Lift Industries monitors each door lock individually. If a hoistway door is opened or unlocked while the elevator is not present, the elevator shuts down and flashes all call button lights. The elevator will not resume operation until the controller is reset via keyswitch by trained personnel.

Although not required in all states, Precision Lift Industries has implemented this controller technology on all elevators sold, regardless of location. It is our belief that these mandates are a great safety feature for residential elevators, regardless of their location.

Precision Lift Industries offers a “Flush Mount Door Jamb Kit”. This kit includes an aluminum door jamb with hinges and specialty hardware required to mount a swing door (provided by others) which is within 3/4” of the hoistway face when in the closed position. The jamb is available in white or tan and includes provisions for the call button and door locking device to be easily installed. The door panel and door knob are provided by others and can be selected to match the existing doors and hardware inside the house.

BUILDER COMPLIANCE

The builder should carefully select an elevator contractor and elevator manufacturer who is familiar and within compliance of these regulations. Although there are other methods of achieving a flush mounted swing door, proceed with caution and be sure to carefully coordinate with your elevator contractor if you choose an alternate method. Placement of door locks, door hardware and pushbuttons should be carefully discussed.

Important Note: This is only a summary of the sections of SB 1634 which we feel directly impacts the builders. There are additional requirements that we comply with that are not mentioned above, such as gate deflections, etc. A copy of SB 1634 is available upon request.