

PROFESSIONAL RESPONSIBILITIES FOR THE DESIGN AND INSTALLATION OF ELEVATING DEVICES IN NEW BUILDINGS

APEGBC PROFESSIONAL PRACTICE GUIDELINES

V1.0



Professional Engineers
and Geoscientists of BC

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ARCHITECTURAL INSTITUTE
OF BRITISH COLUMBIA

Endorsed by the British Columbia Safety Authority and the Architectural Institute of British Columbia

■ DEFINITIONS

The following terms and acronyms are specific to these practice guidelines. All of these terms are italicized the first time they appear in the text.

AIBC

The Architectural Institute of British Columbia.

APEGBC

The Association of Professional Engineers and Geoscientists of British Columbia.

Architect

A person who is registered or licensed to practise as an architect under the *Architects Act*. As the registered professional of record, the architect takes overall responsibility for all items—including Item 1.11 Elevating Devices—under the architectural discipline on Schedule B of the Letters of Assurance in Division C, Part 2, of the *British Columbia Building Code* and the *Vancouver Building By-law*.

Authority having jurisdiction

The governmental body responsible for any part of the applicable building code (BCBC or VBBL) or the official or agency designated by that body to exercise such a function.

BCBC

The *British Columbia Building Code*.

British Columbia Safety Authority (BCSA)

An independent, self-funded organization mandated to oversee the safe installation and operation of technical systems and equipment. In addition to issuing permits, licences, and certificates, the BCSA works with industry to reduce safety risks through assessment, education and outreach, enforcement, and research.

Coordinating registered professional (CRP)

A registered professional retained to coordinate all design work and field reviews of the registered professionals who are required for a building project.

Elevating device

A hoisting and lowering mechanism, equipped with a car guided by rails, that moves between two or more landings for the carrying of passengers and freight.

Elevating device consulting professional

The professional engineer who provides specialized consulting services on issues related to the installation of elevating devices. An elevating device consulting professional may not be present on a given project. An elevating device consulting professional is typically retained by the owner of the building project.

Elevating device contractor engineer

The professional engineer who takes responsibility for the design of the elevating device equipment being installed in accordance to the requirement of the *B44-07 Safety Code for Elevators*. The elevating device contractor engineer is usually employed or retained by the contractor who supplies the elevating device.

Elevating device electrical engineer

The professional engineer with general responsibility for the integrity of the electrical systems associated with an elevator. The elevating device electrical engineer may also be, but is not necessarily, the registered professional of record for all items under the electrical discipline on Schedule B of the Letters of Assurance in Division C, Part 2, of the BCBC and of the VBBL.

Elevating device fire protection engineer

The professional engineer with general responsibility for the integrity of the fire suppression systems associated with an elevator. The elevating device fire protection engineer may also be, but is not necessarily, the registered professional of record for all items under the fire suppression systems discipline on Schedule B of the Letters of Assurance in Division C, Part 2, of the *BCBC* and of the *VBBL*.

Elevating device mechanical engineer

The professional engineer with general responsibility for the integrity of the mechanical systems in an elevator. The elevating device mechanical engineer may also be, but is not necessarily, the registered professional of record for all items under the mechanical discipline on Schedule B of the Letters of Assurance in Division C, Part 2, of the *BCBC* and of the *VBBL*.

Elevating device structural engineer

The professional engineer responsible for the structural design of the elevator components, its connections, and its installation. The elevating device structural engineer may also be, for some or all components, but is not necessarily, the registered professional of record for all items under the structural discipline on Schedule B of the Letters of Assurance in Division C, Part 2, of the *BCBC* and of the *VBBL*.

Professional engineer

A person who is registered or licensed to practise as a professional engineer under the *Engineers and Geoscientists Act*.

VBBL

The City of Vancouver's building by-law, known as the *Vancouver Building By-law*.

■ INTRODUCTION

Historically, some have placed a high degree of reliance on the *British Columbia Safety Authority (BCSA)* inspectors who sign off on *elevating devices* at the conclusion of a building project. The BCSA inspectors' role is to perform tests related to the safety and performance of the elevating device only. There are, however, many other areas not necessarily within the jurisdiction of the BCSA where professionals need to design in accordance with the applicable requirements and to provide assurance that the installation of an elevating device is substantially compliant.

The regulation of elevating devices is the responsibility of the BCSA through the *Safety Standards Act, SBC 2003, c. 39*. However, the *British Columbia Building Code (BCBC)* and the *Vancouver Building By-law (VBBL)* contain many provisions pertaining to elevating devices, and all of these requirements must be considered to confirm whether the final installation of an elevating device in a new building is in substantial compliance with the BCBC and/or other applicable enactments respecting safety.

Changes to the *ASME A17.1 2007/CSA B44-07 Safety Code for Elevators and Escalators* with respect to how elevating devices respond to building fire alarm signals and changes in elevating device technology—in particular the advent of the machine room-less elevating device—have made the final acceptance of elevating devices even more complicated.

1.1 PURPOSE

The purpose of these guidelines is to provide APEGBC members and licensees with guidance on the responsibilities of the various professional stakeholders for the design, construction, installation, and commissioning of elevating devices in new buildings.

1.2 SCOPE

These guidelines are intended solely for application in the construction of new buildings.

These guidelines do not provide interpretation of the BCBC, the VBBL, the *Elevator Safety Code*, or the *Electrical Code*. These guidelines discuss the codes and some commonly encountered issues related to integrating elevating device systems into the systems of new buildings.

These guidelines provide guidance to APEGBC professionals who assist *architects* with the design and installation of elevating devices on new construction projects. They are not intended as guidance to architects.

These guidelines do not cover projects that deal with:

- Retrofits or renovations of existing buildings
- Retrofits or renovation of existing elevating devices
- The removal of elevating devices from existing buildings, or
- Elevating devices not constructed or installed in a building.

■ GUIDANCE

2.1 ELEVATING DEVICES AND THE LETTERS OF ASSURANCE

Under Item 1.11 Elevating Devices of Schedule B of the Letters of Assurance in Division C, Part 2, of the *BCBC* and of the *VBBL*, professional responsibility for elevating devices falls upon the person who signs off for the architectural discipline—namely, the architect for a new construction project. Since elevating devices are also complex systems, they require consideration and input from other disciplines.

2.2 PROFESSIONAL RESPONSIBILITIES

These guidelines first examine where elevating devices interface with new buildings and separate these matters into the following applicable disciplines or areas of responsibilities:

- Architectural
- Structural engineering
- Seismic engineering
- Mechanical engineering
- Electrical engineering
- Fire suppression engineering
- General elevating devices engineering.

For each discipline, the applicable references to elevating devices have been listed in the rows of Table 1, found in Appendix A.

The following registered professionals and the organization involved in the design, construction, installation, and commissioning of a typical elevating device are listed in the columns of Table 1:

- Architect
- *Coordinating registered professional (CRP)*
- *Elevating device consulting professional*
- *Elevating device contractor engineer*
- *Elevating device electrical engineer*
- *Elevating device fire protection engineer*

- *Elevating device mechanical engineer*
- *Elevating device structural engineer*
- BCSA

The descriptions of the roles and responsibilities of each of these are found in the definitions section of these guidelines.

The local *authority having jurisdiction* is responsible for the relevant parts of the applicable building code (*BCBC* or *VBBL*) and must be satisfied that the design and installation of an elevating device substantially complies, in all material respects, with the applicable requirements of the *BCBC* or *VBBL* and other applicable enactments respecting safety, and the plans and other documents supporting an application for a building permit. Professional assurances are to be provided in accordance with Division C, Part 2, Subsection 2.2.7.

Since Item 1.11 Elevating Devices of Schedule B of the Letters of Assurance in Division C, Part 2, belongs to the architectural discipline, it is expected that the architect will be the individual who will provide the required assurance under the Letters of Assurance. Table 1 identifies other professionals who may provide supporting services for the various items listed. Where appropriate, supporting professionals may be requested and should be prepared to provide supporting Schedules S-B and S-C in accordance with the *AIBC/APEGBC Practice Note 16*.

Some elevating devices may be designed for and installed in areas where the *National Building Code of Canada* is the applicable code (on federal lands within the province of British Columbia) and where letters of assurance are not required. Elevating devices in these areas require the same level of professional design and oversight as those in areas where the *BCBC* or the *VBBL* are applicable.

■ REFERENCES

GUIDANCE DOCUMENTS

- Architectural Institute of BC; Association of Professional Engineers and Geoscientists of BC (AIBC/APEGBC). 2010. *Practice Note 16: Professional Design and Field Review by Supporting Registered Professionals*. Available at: apeg.bc.ca/getmedia/5250cb85-odf5-4a30-b337-d47385e772df/APEGBC-AIBC-Practice-Note-16-Professional-Design-and-Field-Review.pdf.aspx [accessed: 16/05/2016]. 8 pp.
- British Columbia Safety Authority. Form 1222 – General Contractors and Owners Checklist. Available at: safetyauthority.ca/form-1222 [accessed: 16/05/2016]. 3 pp.

LEGISLATION AND CODES

- *British Columbia Building Code*
- *British Columbia Fire Code*
- *Vancouver Building By-law*
- *Safety Standards Act*, SBC 2003, c. 39 (bclaws.ca/civix/document/id/complete/statreg/03039_01)
- *Elevating Devices Safety Regulation*, BC Reg. 201/2004 (bclaws.ca/Recon/document/ID/freeside/13_101_2004-section42)
- *ASME A17.1 2007/CSA B44-07 Safety Code for Elevators and Escalators*
- *Canadian Electrical Code 2012 (CSA CZZ.1)*
- *National Building Code of Canada*

■ AUTHORS

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APPENDIX A: TABLE 1—ELEVATOR PROFESSIONAL RESPONSIBILITY MATRIX FOR NEW CONSTRUCTION

Item	References and Description	Architect	Elevating device contractor engineer	Elevator device consulting professional	Elevating device structural engineer	Elevating device mechanical engineer	Elevating device electrical engineer	Elevating device fire protection engineer	BCSA	Coordinating registered professional (crp)	Remarks
ARCHITECTURAL											
1	BCBC/VBBL s. 3.5.3.1. Fire separations for elevator hoistways	✓									Under emergency recall situations activated by manual key-operated switches, B44-07 s. 2.27.3.1.6(a) requires that a car traveling towards the designated level shall continue nonstop to the designated level and power-operated doors shall open and remain open .
2	BCBC/VBBL s. 3.5.3.3. Fire separations for elevator machine rooms	✓									
3	B44-07 s. 2.1.1.1 Fire separation between control space and building	✓									
4	B44-07 s. 2.7.3.2.2 Guardrails related to access to machinery area	✓			✓						
5	BCBC/VBBL Table 3.1.13.7 Maximum flame-spread ratings for elevator cars	✓									75 for walls and ceilings, 300 for floors.
6	BCBC/VBBL Table 3.1.13.7 Maximum smoke developed classification for elevator cars	✓									450 for walls, ceilings, and floors.
7	BCBC/VBBL s. 3.2.2.3.(d) Fire protection for steel members	✓									Fire protection not required for steel members for framework around elevator hoistway doorways, steel for the support of elevator and dumbwaiter guides, counterweights and other similar equipment.
8	BCBC/VBBL s. 3.2.8.5.(3) Elevator hoistway opening into an interconnected floor space	✓				✓					
9	BCBC/VBBL s. 3.3.5.4 Vestibule required between elevator and storage garage	✓									
10	BCBC/VBBL s. 3.5.2.1.(3) Requirements of Appendix E of B44-07	✓		✓							While Appendix E is titled as “non-mandatory” in B44-07, barrier-free access is required and enforced under the BCBC/VBBL.

APPENDIX A: TABLE 1—ELEVATOR PROFESSIONAL RESPONSIBILITY MATRIX FOR NEW CONSTRUCTION

Item	References and Description	Architect	Elevating Device Contractor Engineer	Elevator Device Consulting Professional	Elevating Device Structural Engineer	Elevating Device Mechanical Engineer	Elevating Device Electrical Engineer	Elevating Device Fire Protection Engineer	BCSA	Coordinating Registered Professional (CRP)	Remarks
11	BCSA Directive No: D-L4 090722 2 Safety Zone for Elevating Devices Other than Escalators, Moving Walks and Lifts for Persons with Physical Disabilities	✓									
12	B44-07 s. 2.14.2.3.3 Observation elevator with glass walls exposed to direct sunlight	✓	✓	✓			✓				Minimum air handling requirement and auxiliary power source requirement.
13	BCBC/VBBL s. 5.6.1.1 and 5.7.1.1 Elevator entrance exposed to the outside	✓									<ul style="list-style-type: none"> Item 1.c) of BCSA Form 1222—General Contractors and Owners Checklist Protection from precipitation from the outside Protection from surface water from the outside
14	BCBC/VBBL s. 5.9.1.2 Protection from noise in residential building	✓									
STRUCTURAL											
15	BCBC/VBBL Part 4 B44-07 s. 2.9 Support for elevator drive machinery	✓	✓		✓						Elevating device contractor engineer (EDCE) to provide load requirements to structural engineer.
16	BCBC/VBBL Part 4 B44-07 s. 2.23.5.2 Support for elevator rail brackets	✓	✓		✓						EDCE to provide load requirements to structural engineer.
17	BCBC/VBBL Part 4 B44-07 s. 2.23.5.2 Fastening detail for elevator rail brackets	✓	✓								
18	BCBC/VBBL Part 4 B44-07 s. 2.11.11.9 Support for elevator entrance assemblies	✓	✓		✓						EDCE to provide load requirements to structural engineer.
19	B44-07 s. 2.1.2.3 Support for buffers in pit	✓	✓		✓						EDCE to provide load requirements to structural engineer.
20	BCBC/VBBL Part 4 B44-07 s. 2.9 Hoist beams at top of hoistway—temporary or permanent	✓	✓		✓						EDCE to provide load requirements to structural engineer.

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SEISMIC											
21	BCBC/VBBL Part 4 BCSA Directive No. D-L4 10031 12 and B44-07 s. 8.4 Determination of seismic requirements based on geographic location	✓	✓		✓						<ul style="list-style-type: none"> The submission from the EDCE to the BCSA requires a check of seismic requirements; therefore, the EDCE is responsible for the determination. The structural engineer must be aware of the additional load requirements.
22	B44-07 s. 8.4 Elevator equipped to meet the seismic requirements	✓	✓		✓						<ul style="list-style-type: none"> Where required by B44 s. 8.4.1. and the BCBC/VBBL. For seismic zoning, B44-07 is not harmonized with the BCBC/VBBL.
MECHANICAL											
23	<i>Elevating Devices Safety Regulation</i> s.42 Hydraulic elevator machinery space/room ventilation	✓				✓					Hydraulic elevators must be vented directly or indirectly to the outside.
24	B44-07 s 2.7.6.3.2 (d) Machinery space/room environment as determined by elevator original equipment manufacturer	✓				✓					<ul style="list-style-type: none"> For conventional machine rooms or the space where the machinery is located at the top of the hoistway. B44-07 requires the elevator manufacturer to state temperature and humidity operating range.
25	B44-07 s. 2.7.9.2 Control space environment as determined by the elevator original equipment manufacturer	✓				✓					Elevator control spaces are not always in the same space as the machinery.
26	B44-07 s. 2.2 Pit drains	✓				✓					Required on all elevators equipped with fire fighter operation.
27	BCBC/VBBL s. 3.2.6.2 B44-07 s. 2.7.9.2 Venting at top of hoistway	✓				✓					For machinery heat venting, not for smoke venting; motorized closure in case of fire.
28	B44-07 s. 2.8.1 No pipes through elevator machinery room and hoistway	✓				✓					Unless directly related to the elevator.

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Item	References and Description	Architect	Elevating Device Contractor Engineer	Elevator Device Consulting Professional	Elevating Device Structural Engineer	Elevating Device Mechanical Engineer	Elevating Device Electrical Engineer	Elevating Device Fire Protection Engineer	BCSA	Coordinating Registered Professional (CRP)	Remarks
ELECTRICAL											
29	Canadian Electrical Code Section 38 Power supply and disconnection	✓					✓				
30	BCBC s. 3.2.7.10 Emergency power wiring and services	✓					✓				
31	BCBC/VBBL s. 3.2.6.5 and 3.2.7.9 B44-07 s. 2.27.2 Emergency power	✓					✓				<ul style="list-style-type: none"> •Adequate amount of power. •Signal to advise power is from the standby power source.
32	BCBC/VBBL s. 3.2.4 B44-07 s. 2.27.2 BCSA Information Bulletin No: B-L4 110513 2 Firefighters Emergency Operation (FEO) Requirements Fire alarm system to be provided in accordance with B44-07	✓					✓				<ul style="list-style-type: none"> •Regardless of the fact that the BCBC does not have a requirement for automatic recall, the requirements of B44-07 apply. •A Dedicated Detection and Recall System (DDRS) is required when the building does not have a fire alarm system.* •Including location of lobby smoke detectors and devices in pits and top of hoistway. •Signals shall be fail safe. •Only automatic devices recall the elevator. •Including detection devices required by BCBC. •BCBC s. 3.2.4.11.(e)*If a fire alarm system is required in a non-sprinklered building, fire detectors shall be installed in elevator hoistways. •BCBC s. 3.2.4.12.(1)(g)*If a fire alarm system is installed, smoke detectors are required in elevator machine rooms. •BCBC s. 3.2.4.12.(4) Smoke detectors required in 3.2.4.12.(1) (i.e., elevator machine rooms) will recall the elevators upon actuation. •BCBC s. 3.2.4.11.(4) Fire detector required in a non-sprinklered hoistway. <p>*Indicates a conflict between the BCBC and the B44-07</p>
33	BCBC/VBBL s. 3.2.6.7 and 3.2.7.10 Protection of conductor for emergency signals	✓					✓				For high-rise buildings.

APPENDIX A: TABLE 1—ELEVATOR PROFESSIONAL RESPONSIBILITY MATRIX FOR NEW CONSTRUCTION

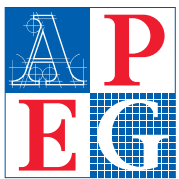
Item	References and Description	Architect	Elevating Device Contractor Engineer	Elevating Device Consulting Professional	Elevating Device Structural Engineer	Elevating Device Mechanical Engineer	Elevating Device Electrical Engineer	Elevating Device Fire Protection Engineer	BCSA	Coordinating Registered Professional (CRP)	Remarks
34	B44-07 s. 2.8.2.2 No wiring, junction boxes through or in elevator machinery room and hoistway	✓					✓				Unless directly related to the elevator.
35	B44-07 s. 2.27.1.1 and 2.27.1.1.4 Elevator communication	✓					✓				<ul style="list-style-type: none"> •S. 2.27.1.1.—telephone in each elevator. •S. 2.27.1.1.4.—additional two-way communication where the elevator travel is greater than 18m (travel distance from top to bottom landing). •See BCBC/VBBL s. 3.2.6—for high-rise buildings.
36	BCBC s. 3.2.7.1* B44-07 s. 2.11.10.2* Illumination at landing sills										*Indicates a conflict between the BCBC and the B44-07
FIRE PROTECTION/SUPPRESSION											
37	B44 s. 2.14.2.1 Flame and smoke rating for elevator	✓									Input from elevator engineer.
38	BCBC s. 3.2.5.12.(8) Sprinklers in elevator machine rooms	✓						✓			
GENERAL ELEVATING DEVICES											
39	BCBC/VBBL s. 3.1.5.19 Combustible travelling cables for elevators	✓	✓								Permitted in a building that is required to be non-combustible.
40	BCBC s. 3.2.4.15.(1)* B44-07 s. 2.27.3.2.4(a) Elevator emergency return	✓					✓		✓		<ul style="list-style-type: none"> •B44-07 requires all elevators to be equipped with automatic alternate recall. •The City of Vancouver requires automatic alternate recall regardless if building is sprinklered or not. *Indicates a conflict between the BCBC and the B44-07

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41	BCBC/VBBL s. 3.2.6.4.(1), (2), and (3) B44-07 s. 2.27.3.3. Emergency switches	✓	✓	✓			✓				<ul style="list-style-type: none"> In-car emergency switches refer to Phase 2 in-car emergency operation. Manual emergency recall for all elevators in high-rise buildings serving floors above the first storey. In-car emergency service switches provided in all cars in high-rise buildings. Key-operated switches for manual recall shall be provided for all elevators in high-rise buildings in a conspicuous location at each elevator lobby on the recall level.
42	BCBC/VBBL s. 3.2.6.5.(1) and (2) Firefighters' elevator—Basic requirements	✓	✓	✓			✓		✓		
43	BCBC/VBBL s. 3.2.6.5.(3)(a) Firefighters' elevator—Closure and interlock mechanism	✓	✓						✓		
44	BCBC/VBBL s. 3.2.6.5.(3)(b) Firefighters' elevator—Vestibule	✓									
45	BCBC/VBBL s. 3.2.6.5.(3)(c) Firefighters' elevator—Corridor	✓									
46	BCBC s. 3.2.6.5.(6) Firefighters' elevator—Electrical conductors	✓					✓				
47	BCBC/VBBL s. 3.2.6.6.(4) No venting of elevator hoistways to the outdoors by windows, wall panels, smoke shafts, or the building exhaust system	✓	✓			✓					
48	BCBC/VBBL s. 3.2.6.7.(2)(j) Communication with central alarm and control facility to telephones in elevator cars	✓	✓	✓			✓		✓		See also item 29.
49	BCBC/VBBL s. 3.2.7.9.(1)(a) Emergency power for elevators serving storeys above the first storey in a building that measures more than 18 or 36 m above grade, and firefighters' elevators	✓					✓		✓		See also item 24. 18 m under VBBL
50	BCBC/VBBL s. 3.4.4.2.(2)(e)(iv) Passenger elevators opening into exit lobbies	✓	✓	✓					✓		Under emergency recall situations, B44-07 s. 2.27.3.1.6(a) requires that a car traveling toward the designated level shall continue nonstop to the designated level and power-operated doors shall open and remain open .

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51	BCBC/VBBL s. 3.5.4.1 If one or more elevator is provided, all storeys shall be served by at least one elevator which must accommodate a 2010x610mm stretcher in the prone position and be clearly identified.	✓	✓	✓					✓		
52	BCBC/VBBL s. 3.8.3.10 Connection of floor levels at different elevations a ramp, lift or elevator	✓									If an elevator is used, it must conform to Appendix E of B44-07.
53	British Columbia Fire Code s. 2.8.2.4 The fire safety plan for high buildings is required to include the procedures for use of elevators	✓								✓	The CRP should advise owner of the requirements.
54	British Columbia Fire Code s. 2.8.2.7 Fire safety sign required at each elevator entrance stating the elevator is not for use in case of fire	✓									
55	British Columbia Fire Code s. 7.2.2 Elevator testing	✓						✓			Fire protection engineer responsible for testing of fire suppression systems and emergency features.



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