

Important State of Nevada Elevator Code Update

1 message

Harriette A Underwood <h.underwood@hselevator.net>

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Reply-To: h.underwood@hselevator.net

To: kwest@reno.gov, btsadmin@reno.gov

HIGH SIERRA ELEVATOR INSPECTIONS

[2340 PASEO DEL PRADO STE. D205](#)

[LAS VEGAS, NEVADA 89102](#)

Dear Valued Customer,

June 27, 2022

High Sierra Elevator Inspections would like to inform you regarding changes the State of Nevada Mechanical Compliance Section is implementing. A17.3 2020 was put into circulation in February of 2021, the State of Nevada adopted the code in August of 2021 and is now enforcing some big changes regarding your elevators. All elevators in the State will now need to be equipped with:

Door Lock Monitoring.

The update to this code now requires that **all elevators** in operation, even those built prior to the 2000 change must be brought up to code.

Elevator Door Lock Monitoring– all "automatic passenger and freight elevators must provide a system to monitor and prevent automatic operation with faulty door contact circuits." The code is a requirement stating that the car doors must be monitored to prevent the following two issues:

1. To prevent operation of the car if the car door is not closed, regardless of whether the car-door contact and interlock contact circuits are open or closed (excluding the access switch operation and inspection operation).
2. To prevent power closing of the doors if the door is open and the car door contact circuit is closed or bypassed, or if the interlock circuit is closed (excluding during Firefighters' Service Phase II). Primarily, this determines if jumpers or other means of bypassing normal operation are being used.

How do you know if your elevator is up to code?

If your elevators were installed or modernized:

- Before 2000 – will likely need to update the elevator control system to meet the safety requirements.
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- Between 2000 and 2009 – will likely need to complete a software update and potentially a hardware update to be compliant unless they have been modernized.
- Controllers installed or modernized after July 1, 2009 may already be partially compliant and may require installation of additional hardware or software installed. This will need to be confirmed by the elevator contractor.
- Elevators installed or modernized after January 2, 2015 may be equipped to be made fully compliant but may need hardware or software installed. This also should be confirmed by the elevator contractor.
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- If the controller cannot be adapted with the hardware or software upgrades, a modernization may be required

Elevators without them will be considered non-compliant. Unless an exemption is received from the State.

Door Restrictors: **All elevators** (with few exceptions i.e., freight with biparting doors etc):

A door restrictor is a device that restricts the elevator car door from opening more than 4" when it is outside the landing zone. The landing zone is typically 18" above or below the floor. Essentially this device traps someone in the car so they cannot get out of the car and fall below the car and down the hoistway.

Elevators without them will be considered non-compliant.

Door restrictors were required on all units in 1986 (A17.3 - 1986 EFFECTIVE NOV 30 1986) however the State of Nevada Mechanical Compliance Section put out the attached Bulletin. During our recent AIA meeting (June 24, 2022), Brennan Paterson, Chief Administrative Officer, stated this Bulletin was not valid and has retracted it.

Elevators without them will be considered non-compliant. Unless an exemption is received from the State.

Ascending Car Overspeed : (emergency brakes or rope grippers)

Electric/Traction cars in Nevada will require either an emergency brake or a rope gripper.

This code went into effect:

A17.1-2000 EFFECTIVE MARCH 23, 2002 (new installations)

A17.3 2020 EFFECTIVE AUG 2021 (all electric/traction cars)

Such a device – developed to safeguard passengers by stopping an elevator in case of a mechanical and/or electrical failure. Benefits of Rope Grippers

- Provide over-speed detection and unintended car movement with the door open that is by brake, control or drive failure.
- Detect an emergency situation, and if a car leaves a floor with the door open.

Elevators without them will be considered non-compliant. Unless an exemption is received from the State.

Next Steps:

Regardless of the date ranges above, each elevator should be inspected by an AIA or certified elevator contractor to ensure that it follows the code.

We at High Sierra Elevator Inspections realize these are complex standards being brought into Nevada with little time to comply with the regulation. Other States are granting multiple years for these upgrades. Legislation is being proposed to give property owners one year to bring their elevators up to code but legislation is in its infancy at this point. The State, at this time is denying all permits to units with the above deficiencies unless you have an extension or an exemption.

The Mechanical Compliance Section or your Maintenance Company can help you get an extension or possibly an exemption (we do not believe many exemptions will be approved) per our conversation with the State.

It is important to note that any changes made to elevators in order to comply with code will require an alteration permit from the State of Nevada Mechanical Compliance Section.

This change is being driven by the State of Nevada Mechanical Compliance Section not your Elevator Maintenance Company or your Authorized Inspection Agency.

Equipment Survey:

High Sierra can survey your equipment for compliance and to inform you what items you may need to add in order to meet code. If you would like a survey, which includes a report that you can provide to your maintenance company or any licensed elevator contractor for an upgrade request, please complete our request quote form:

<https://forms.gle/rE8kDGWQkXrjYD8r8>

FOR FURTHER CLARIFICATION CALL:

THE STATE OF NEVADA MECHANICAL COMPLIANCE SECTION

NORTHERN NEVADA - (775) 688-3750

SOUTHERN NEVADA - (702) 486-9054

YOUR ELEVATOR MAINTENANCE COMPANY

HIGH SIERRA ELEVATOR INSPECTIONS - 844-876-8600

Harriette Underwood (Office Manager) 775-626-8770

To check to see if the State provides any updates:

Follow the link below to complete the E-Mail Notification Enrollment form if you wish to receive email notifications pertaining to NAC 455C; Official Announcements; Bulletins- Enrollment<https://hal.nv.gov/form/DIRnvgov/Email_Enrollment>

An exemption form may be found at the State website: <https://dir.nv.gov/MCS/Forms/Home/>

1.3.2 Exceptions from A17.3 2020 Code book (request from the State)

The provisions of this Code are not intended to prevent the use of systems, methods, or devices of equivalent or superior quality, strength, fire resistance, effectiveness, durability, and safety to those prescribed by this Code, provided that there is technical documentation to demonstrate the equivalency of the system, method, or device.

1.3.2.1 Where a requirement, because of practical difficulty, cannot be complied with literally or where its literal application would cause undue hardship, the authority having jurisdiction shall be permitted, upon proper application, to grant exceptions, but only when it is clearly evident that reasonable safety is ensured.

1.3.2.2 The authority having jurisdiction shall also be permitted to grant exceptions or permit alternate methods where it is ensured that equivalent objectives can be achieved by establishing and maintaining effective safety.

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