

# Pikes Peak REGIONAL Building Department

## COMMERCIAL ELEVATOR / ESCALATOR / DUMBWAITER / VERTICAL PLATFORM LIFT / INCLINED PLATFORM LIFT / MATERIAL LIFT / LULA / “CONVEYANCE” PLAN REVIEW REQUIREMENTS

### ADOPTED CODES EFFECTIVE 1/1/2022:

- ASME A17.1 2019 Safety Code for Elevators and Escalators
- ASME A18.1 2017 Safety Standards for Vertical Platform Lifts and Stairway Chairlifts

### ALL PLANS REQUIRE:

- Compliance with the currently adopted ASME A17.1 Safety Code for Elevators and Escalators and/or ASME A18.1 Safety Standard for Platform Lifts and Stairway Chairlifts (whichever is applicable)
- Site specific shop drawings and submittals for each conveyance being installed
- Integration of all conveyance shop drawings and submittal information, layout, dimensions, and notes into all areas of plan as required by Code
- Deferred conveyance shop drawings and submittals not permitted, cannot use Basis of Design

### STRUCTURAL AND ARCHITECTURAL SPECIFIC TO CONVEYANCES

- Pit and Hoistway construction details from top and elevation views for each conveyance being installed
- Designation of Machine Room(s) or Control Room(s) for each conveyance being installed (where applicable)
- Details and specific locations for Sump Pump Pit(s) or Drain(s) (**Note:** Sump Pumps or Pit Drains are required on all conveyances w/ Fire Fighters Emergency Operation except Escalators, Dumbwaiters, Vertical Platform Lifts, Inclined Platform Lifts, LULA's and Material Lifts)
- Sump Pump Pit or Drain location(s) must match conveyance equipment layout on shop drawings and submittals

### MECHANICAL INSTALLATIONS SPECIFIC TO CONVEYANCES

- An independent source of Natural or Mechanical Ventilation, or HVAC, shall be provided to keep ambient air temperature and humidity within the range specified by the conveyance equipment manufacturer for equipment installed in Machine Room(s), Control Room(s), or inside Hoistway Machinery / Control Space(s).
- Ventilation or HVAC equipment location(s) in relation to Machine Room(s) and/or Control Room(s) conveyance equipment (where applicable)
- Mechanical installations cannot be located over any conveyance equipment or inside hoistway per Code and PPRBD AHJ Conveyance Policies (**Note:** The hoistway for Machine Room-Less Elevators is defined as the Machine / Control Space where a Driving-Machine or Controller is located—See IBC 2021 (3005.2) and ASME A117.1-2019 (2.7.9.2) in addition to manufacturer's submittal requirements for hoistway ventilation or HVAC requirements)

## **MECHANICAL INSTALLATIONS SPECIFIC TO CONVEYANCES (CONT)**

- If Hoistway cooling temperature control is going to be achieved via an exhaust fan, the exhaust fan must include an approved motorized damper that will fail to a closed position in the event of power loss, and operate by means of a top-of-hoistway mounted mechanical cooling demand temperature control. If Hoistway temperature control is going to be solely achieved via an approved motorized damper, the approved motorized damper will be required to fail to a closed position in the event of power loss and be controlled by the means described. The electrical power to the exhaust fan and / or motorized damper shall be disconnected in the event of any fire alarm initiating device per the PPRBD AHJ Conveyance Policies and the local Fire Inspection Authority.

## **PLUMBING INSTALLATIONS SPECIFIC TO CONVEYANCES**

- Minimum Sump Pump or Drain rating is 50 GPM per single or multiple hoistway. Elevator pit floor shall slope towards Sump Pump Basin or Drain
- Provide Sump Pump or Drain piping schematics throughout building
- Sump Pump Discharge Piping or Drain Piping required to terminate indirectly into sanitary waste
- Waste receptor must be sized to accept total Sump Pump GPM Discharge per IPC
- Required Sand / Oil Interceptor or Oil Detection Type Control and Alarm for Sump Pumps installed in conjunction with Hydraulic Elevators
- Sump Pump Control and Alarm Panel must be mounted in Conveyance Machine Room or Control Room for Conventional Elevators, or in the Pit for Machine Room-Less Elevators (where applicable)
- Plumbing systems are not permitted in conveyance Machine Room(s) or Control Room(s)

## **ELECTRICAL INSTALLATIONS SPECIFIC TO CONVEYANCES**

For exact electrical plan requirements, See: [Electrical Plan Review](#)

All following items are required to meet the currently-adopted edition of the National Electrical Code (NEC):

- Separate Branch Circuits and Disconnects as required for Main Power, Car Lighting and Ventilation, and Utilization
- Separate Branch Circuit for Pit GFCI and Lighting
- Separate Branch Circuits for Hoistway Machinery / Control Space GFCI and Lighting (Note: The Hoistway or Pit for Machine Room-Less Elevators is defined as the Machinery / Control Space where a Driving-Machine or Controller is located)
- Locations of Disconnecting Means for all conveyance related circuits in relation to shop drawings, submittals, NEC and ASME Codes
- Shunt Trip Disconnecting Means permitted on a case-by-case basis

**CONTACT CONVEYANCE PLAN REVIEW AT 719-205-8028 FOR CLARIFICATION OR ADDITIONAL INFORMATION**