

## 524 CMR: BOARD OF ELEVATOR REGULATIONS

### 524 CMR 26.00: CERTAIN ELEVATOR EQUIPMENT USED AS AUTOMOBILE PARKING DEVICES

#### Section

- 26.01: Reasons for Special Regulations for So-Called Automatic Parking Devices
- 26.02: Reference to Safety Codes
- 26.03: Scope and Classification
- 26.04: Definitions
- 26.05: Construction of Hoistways and Hoistway Enclosures
- 26.06: Hoistway Gates in Non-Fire-Resistive Hoistways
- 26.07: Protection at Other Levels
- 26.08: Guide Rails, Guide Rail Supports and Fastenings
- 26.09: Car and Counterweight Buffers
- 26.10: Car Frames and Platforms: Design Requirements
- 26.11: Car Enclosures and Car Gates
- 26.12: Car and Counterweight Safeties and Speed Governors
- 26.13: Driving Machines
- 26.14: Roped Hydraulic Elevators
- 26.15: Requirements for Capacity and Loading
- 26.16: Terminal-Stopping Devices and Operating and Control Devices
- 26.17: Requirements for Suspension Means
- 26.18: Inspection, Tests, Maintenance and Alterations
- 26.19: Members of the Public Not Allowed Above Receiving Level
- 26.20: Operators to be Licensed

#### 26.01: Reasons for Special Regulations for So-Called Automatic Parking Devices

524 CMR 26.00 has been developed in response to demands for a separate section of 524 CMR to cover the installation of certain elevator equipment in buildings or structures used exclusively for the parking of motor vehicles. It was felt that in many such installations, particularly where no person rides the elevator during the parking process, reasonable safety does not require that the elevators meet all of the requirements of 524 CMR (The Massachusetts Elevator Code) for conventional elevator installations.

#### 26.02: Reference to Safety Codes

Installations shall be in accordance with accepted standards of engineering practice and, except as provided herein, shall conform to the minimum requirements of 524 CMR 17.00. In case any question arises as to what is the best engineering practice, design, installation and tests conforming to the REQUIREMENTS FOR ELEVATORS, DUMB-WAITERS, ESCALATORS AND MOVING WALKS, ANSI/ASME A17.1 shall be considered as conforming thereto.

#### 26.03: Scope and Classification

(1) Scope.

(a) 524 CMR 26.00 applies only to: Elevators used exclusively for the parking of automobiles where, during the parking process, each automobile is moved either under its own power, or by means of a power-driven parking device onto and off the elevator directly into parking spaces or cubicles in line with the elevator, where no persons are normally employed or stationed in the parking areas.

Also, devices used exclusively for the raising of automobiles above, or lowering them below, the point of loading automobiles on the device for the purpose of storing them on the device itself.

(b) 524 CMR 26.00 does not apply to: The design of the structure, of a crane or similar device on which the elevator may be mounted, or the design of any automobile parking dolly or mechanism, except the interlocking of the control of such device with the elevator control.

(2) Classification. Elevator equipment subject to 524 CMR 26.00 shall be classified as follows:

## 524 CMR: BOARD OF ELEVATOR REGULATIONS

### 26.03: continued

Class I. Elevators on which, during the parking process, one attendant rides for the purpose of operating the elevator and for the purpose of operating a power-driven parking device or dolly to move the automobile onto and off the elevator, but is not required to get off the elevator.

Class II. Elevators on which, during the parking process, one attendant rides for the purpose of operating the elevator and driving the automobile, under its own power, onto and off the elevator.

Class III. Elevators operated from a central dispatching station or stations and on which the garage attendants do not ride during the parking process, and the operation of the elevators and the entire process of parking the automobile is automatically controlled.

### 26.04: Definitions

Definitions in 524 CMR 3.00, shall apply to 524 CMR 26.00 installations unless otherwise modified herein.

### 26.05: Construction of Hoistways and Hoistway Enclosures

(1) Hoistway Enclosures at Levels Where Patrons Deliver or Receive Motor Vehicles. Hoistway enclosures for Class I, II and III elevators shall be provided as follows:

At all floors at which the customer delivers or receives his motor vehicle, hoistway enclosures shall be provided at portions of the hoistway accessible to the public.

Enclosures may be perforated for their entire height and need not be higher than six feet.

(2) Hoistway Opening Protection at Floors Where Patrons Deliver or Receive Motor Vehicles. Hoistway gates conforming to 524 CMR 26.06 shall be provided at each hoistway opening accessible to the public.

### 26.06: Hoistway Gates in Non-Fire-Resistive Hoistways

(1) Operation of Hoistway Gates. Gates shall be power-operated, or they may be power-opened and may close by gravity if means are provided to limit the closing speed. Power opening and closing devices shall conform to the requirements of 524 CMR 17.00.

(2) Design and Construction of Hoistway Gates. Gates may be perforated for their entire height, and need not be higher than six feet.

(3) Hoistway Gate Locking Devices. Hoistway gates on Class I, II and III elevators shall be provided with interlocks, mechanical locks and contacts, or separate mechanical locks.

EXCEPTION: Locking devices are not required on vertically-sliding gates whose unbalanced weight is 65 lbs. or more when the car is not at the landing.

(4) Devices for Preventing Movement of Car Unless Gate is Closed. Means shall be provided to prevent movement of the car in either the vertical or horizontal direction away from a landing unless the gate at that landing is in the closed position.

EXCEPTION: The means provided may permit horizontal movement of the car with the gate open in a zone of not more than two feet in either direction, provided that protective guards not less than six feet high and the width of the zone are installed on each side of the tower.

For cars having more than one hoistway or runway opening at a given loading position, a separate closing means shall be provided for each car door or gate and its corresponding hoistway or runway door or gate.

(5) Clearance Beneath Hoistway Gate. The vertical clearance beneath the lower edge of the gate and the landing shall be not more than eight inches.

### 26.07: Protection at Other Levels

524 CMR: BOARD OF ELEVATOR REGULATIONS

At levels other than floors where patrons deliver or receive motor vehicles, hoistway opening protection shall conform to the following:

## 524 CMR: BOARD OF ELEVATOR REGULATIONS

### 26.07: continued

- (1) Adequate means shall be provided to retain the automobiles in the parking cubicles against the force of the wind or of gravity.
- (2) Ropes or other dividers not less than 42" high shall be provided between the parking cubicles.

### 26.08: Guide Rails, Guide Rail Supports and Fastenings

Guide rails, guide rail supports and fastenings shall conform to 524 CMR 17.00.

### 26.09: Car and Counterweight Buffers

- (1) Car and counterweight buffers shall conform to the following:
  - (a) Class I and II Elevators. Car and counterweight buffers shall be installed in accordance with the requirements of 524 CMR 17.00.  
EXCEPTION: Spring buffers may be used under the following conditions:
    1. For electric elevators whose rated speed is not more than 300' per minute.
    2. For hydraulic elevators whose maximum speed in the down direction with rated load is not more than 300' per minute.
    3. The stroke of spring buffers for car speeds exceeding 200' per minute shall be equal to or greater than the following:
      - 201 - 250 ft. per min. - 6¼"
      - 251 - 300 ft. per min. - nine inches
  - (b) Class III Elevators. Car and counterweight buffers shall be required only where there are occupied spaces or passageways underneath the hoistway, in which case both car and counterweight buffers shall be installed in accordance with the requirements of 524 CMR 17.00 provided that such buffers may be located at each side of the car frame.
- (2) Counterweights. Counterweights, where provided, shall conform to ASME A17.1, Section 202.

### 26.10: Car Frames and Platforms: Design Requirements

Car frames, car platforms and their guiding members of Class I, II and III elevators shall conform to the requirements of 524 CMR 17.00.

#### EXCEPTIONS:

- (a) The flooring may be perforated provided the openings will reject a ball having a diameter of two inches or more.
- (b) Where a parking dolly is used the portion of the floor where the dolly travels may be depressed.
- (c) Four corner suspension roped hydraulic elevators are not required to have car crossheads.

### 26.11: Car Enclosures and Car Gates

- (1) Car Enclosures. Cars shall be enclosed on all sides not used for entrance and exit, with enclosures conforming to 524 CMR 17.00 provided that the enclosure need be only six feet high, may be of openwork construction for its entire height, and no car top shall be required.

#### EXCEPTIONS:

- (a) For Class I and II Elevators the enclosures may be omitted provided:
  1. The car can be operated from the car only and the car-operating device is permanently located and is of a type which will return automatically to the stop position when the hand of the operator is removed.
  2. The operator's station is protected on the outside with an openwork metal enclosure at least six feet high which will reject a ball 1½" in diameter and where no car gate is provided is located not less than four feet from the nearer end of the platform.
  3. A metal railing at least 42" high is provided, on the sides of the car not used for entrance and exit.

## 524 CMR: BOARD OF ELEVATOR REGULATIONS

### 26.11: continued

(b) For Class III Elevators -- The enclosure specified may be omitted if a metal railing at least 42" high is provided on the sides of the car not used for entrance and exit.

(2) Car Gates. A car gate shall be provided at each car entrance and shall be equipped with means to prevent the movement of the car in either the vertical or horizontal direction away from a landing unless the gate is in the closed position.

EXCEPTIONS:

(a) The means provided to prevent movement of the car may permit horizontal movement of the car with the gate open in a zone of not more than two feet in either direction provided protective guards not less than six feet high and the width of the zone are installed on each side of the tower.

(b) The car gate may be omitted provided the following conditions are conformed with:

1. Where a dolly is used, means are provided to prevent operation of the elevator unless the dolly is properly positioned on the car platform.
2. When the motor vehicle is on the car platform means are provided to prevent operation of the elevator, unless the motor car is properly centered on the platform so that no portion of the vehicle projects beyond the platform.
3. For Class I and II elevators where the elevator can be operated from the car only by means of a permanently located operating device of a type which will return automatically to the stop position when the hand of the operator is removed.

### 26.12: Car and Counterweight Safeties and Speed Governors

(1) Car Safeties. Car safeties conforming to 524 CMR 17.00 shall be provided. All operating parts of the safety shall be protected from the elements.

EXCEPTIONS:

(a) Car safeties may be omitted on:

1. Direct plunger elevators.
2. On Class III elevators where there is no occupied space or passageway underneath the hoistway.

(b) The car safety device may be located in the upper part of the car frame instead of beneath the platform provided the car frame, car platform, car safety and the guide rails and their supports are designed to withstand the forces from loading and unloading and from application of the car safety at governor tripping speed with rated load on the platform within the stresses and deflections permitted by 524 CMR 17.00.

(2) Counterweight Safeties. Counterweight safeties shall be provided where there is an occupied space or passage underneath the hoistway.

(3) Speed Governors. Car or counterweight safeties, where required or used, shall be operated by speed governors conforming to 524 CMR 17.00.

EXCEPTIONS: The tripping speed of speed governors for roped hydraulic elevators shall be based on the maximum speed attained by the elevator car in the down direction with rated load on the platform instead of on rated speed.

### 26.13: Driving Machines

(1) Electric Driving Machines. Electric driving machines shall conform to the requirements of 524 CMR 17.22.

(2) Hydraulic Driving Machines, Valves, Piping, Connections and Tanks. Hydraulic driving machines, valves, piping, connections and tanks shall conform to the requirements of 524 CMR 17.23.

EXCEPTION: Roped hydraulic driving machines may be used provided they conform to the applicable requirements of 524 CMR 26.14.

## 524 CMR: BOARD OF ELEVATOR REGULATIONS

### 26.14: Roped Hydraulic Elevators

(1) Piston Rod Stops. Piston rods of roped hydraulic elevators shall be so constructed and so roped that the piston shall be stopped before the car can be drawn into the overhead structure. Travel-limiting stops of ample strength shall be provided in the cylinder to bring the piston to rest under full pressure without damage to the cylinder assembly or hydraulic system. Such stops shall be of the solid metal-to-metal type.

(2) Traveling Sheaves. Traveling sheaves of roped hydraulic elevators shall be guided in metal guides. Sheave frames, where used, shall be of structural or forged steel having an elongation of not less than 14% in a length of two inches and shall be designed and constructed with a factor of safety of at least eight. A single continuous strap shall not be used for the sheave frame.

(3) Cylinders, Valves, Piping, Connections and Tanks. Cylinders, valves, piping, connections and tanks shall conform to the requirements of 524 CMR 17.23.

(4) Piston Rods. Piston rods of roped hydraulic elevators shall conform to the following:

(a) Piston rods in compression shall be designed and constructed in accordance with the applicable formula for plungers.

(b) Piston rods in tension shall be designed and constructed in accordance with the following formula:

$$W = 7500A$$

Where: W = Allowable gross load, pounds applied to piston rod

A = Net cross-sectional area at root of threads in square inches.

(c) Means shall be provided to prevent eccentric loading on piston rods and to equalize loading on piston rods where two or more are used.

### 26.15: Requirements for Capacity and Loading

The capacity and loading requirements of 524 CMR 17.00 shall be conformed with, provided that the minimum rated load shall be based on the maximum weight of the motor vehicles to be parked and shall in no case be less than 5,000 lbs. per vehicle to be carried.

In addition to the information required by 524 CMR 17.00 the crosshead data plate or a separate plate attached to the crosshead shall indicate the maximum speed of the car in the down direction with rated load on the platform for which the elevator is designed.

### 26.16: Terminal-Stopping Devices and Operating and Control Devices

(1) Terminal-Stopping Devices. Terminal-stopping devices shall conform to the requirements of 524 CMR 17.00 for hydraulic elevators, provided that for roped hydraulic elevators there shall be installed, in addition to the terminal-stopping devices therein specified, a separate automatic stop valve independent of the normal control valve and mechanically operated directly by the movement of the car.

(2) Operating and Control Devices. Operating and control devices shall conform to the requirements of 524 CMR 17.00 for electric elevators and for hydraulic elevators.

(a) Roped hydraulic elevators may have lever type operating devices provided they are self centering when released by the operator.

(b) The following electrical protective devices shall not be required:

1. Top of car operating device.
2. Stop switch on top of a car.
3. Hoistway door interlocks or electric contacts. (See 524 CMR 26.06(3)).
4. Car door or gate electric contacts. (See 524 CMR 26.11(2)).
5. Stop switch in pit.
6. Car emergency stop switch for roped hydraulic elevators with lever type operating devices.

## 524 CMR: BOARD OF ELEVATOR REGULATIONS

### 26.16: continued

Class III elevator cars shall be provided with a constant pressure operating device for operating the car for inspection, maintenance, and during emergencies, which shall be operative only when the operating device at the control dispatching station is inoperative. Means shall be provided at the central dispatching station for disconnecting the normal operating device and for making the constant pressure operating device in the car operative.

### 26.17: Requirements for Suspension Means

The suspension means for electric and hydraulic elevators shall conform to 524 CMR 17.00.

Car platforms may be suspended by wire ropes attached to each corner of the platform, subject to the following:

- (1) A center car frame conforming in all respects to 524 CMR 17.00 shall be provided except that the car crosshead may be omitted, providing:
  - (a) The car frame stiles extend partly above and partly below the car platform so that the vertical distance between the top and bottom guide shoes on the car frame is not less than 40% of the distance between guide rails or of the length of the car platform, whichever is greater.
  - (b) Guiding members or rope connections are so designed and installed as to prevent binding of the car frame in the guide rails when the car is raised and lowered.
- (2) The car safety required by 524 CMR 26.12 is mounted on the center car frame located as required in 524 CMR 17.00.
- (3) The car safety shall be operated by a speed governor.

### 26.18: Inspection, Tests, Maintenance and Alterations

Inspections, tests, maintenance and alterations shall conform to the requirements of 524 CMR 17.00 and of M.G.L. c. 143, § 64.

### 26.19: Members of the Public Not Allowed Above Receiving Level

No person other than those whose services are necessary for the operation, maintenance, or safety of the premises shall be permitted on an elevator or on any level other than the receiving level.

### 26.20: Operators to Be Licensed

No person shall operate, and no owner, lessee, employer or his agent shall cause or permit any elevator to be operated except by a person duly licensed for such service by the Commissioner of Public Safety.

**EXCEPTION:** An operator's license shall not be required of an elevator contractor or of a qualified licensed mechanic engaged in the construction, maintenance, or repair of elevators or elevator hoistways, or of an inspector having authority to inspect elevators.

#### (1) Granting of Licenses

- (a) Whoever desires to act as an operator of elevators herein required to be operated by a licensed person shall make application to the Commissioner on blanks to be furnished by the Department of Public Safety. A license shall not be granted to a person less than 18 years of age.
- (b) The applicant shall be given a practical examination as to his knowledge of the operation of elevators, and if found competent shall be granted a license by the Commissioner.
- (c) Special licenses shall be issued for Class I, Class II, and Class III elevators respectively. No license shall be valid except for the class elevator for which it has been issued. Licenses shall be for the term of one year from the date thereof, and may be renewed yearly by the department. If a license has not been renewed within three years from the date of issuance, a re-examination shall be required.

524 CMR: BOARD OF ELEVATOR REGULATIONS

26.20: continued

(2) Display of Licenses. A licensed operator shall at all times when operating an elevator be prepared to display his license on demand of the owner or tenant of the building, or of any person authorized to inspect the elevator, or of any police officer.

(3) Revocation and Suspension of Licenses.

(a) A willful falsification in the matter of a statement in an application shall be deemed sufficient cause for the revocation at any time of a license granted on said application.

(b) A license may be suspended or revoked by the Commissioner, if the holder is incompetent or untrustworthy or fails to comply with 524 CMR 26.00.

REGULATORY AUTHORITY

524 CMR 26.00: M.G.L. c. 143, § 69.

NON-TEXT PAGE