

524: BOARD OF ELEVATOR REGULATIONS

524 CMR 11.00: ELEVATORS PLACED OUT OF SERVICE OR DECOMMISSIONED

Section

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11.01: Scope

524 CMR 11.00 sets minimum requirements for elevators taken out of service, decommissioned or both, and with or without intention to demolish said elevators.

11.02: Elevators Placed Out of Service

All elevators placed out of active service for a period not exceeding one year shall comply with the following:

- (1) The owner or his or her agent shall notify the Office in writing, giving the date when the elevator will be placed out of service, the reason for removal from service, and the date of return to service. A current inspection certificate shall be required in accordance with M.G.L. c.143, § 65 when placing it back in service during that year.
- (2) The elevator main line disconnects shall be secured in an off position with the fuses removed. The registered elevator contractor shall certify to the Office in writing that the elevator was properly placed out of service by securing the main line disconnects in an off position and removing the fuses.
- (3) At the expiration of the one year period, the owner shall either decommission the elevator in accordance with 524 CMR 11.03 or file a variance application with the Board.

11.03: Decommissioning

All elevators not in operation or properly placed out of service in accordance with 524 CMR 11.02 shall be decommissioned. Decommissioning shall consist of the following, where applicable:

- (1) A decommissioning permit shall be required.
- (2) The car and counterweight shall be lowered to the lowest landing.
- (3) All ropes removed.
- (4) Main line fuses removed.
- (5) Service switch opened and the cabinet sealed with a padlock.
- (6) Where landing doors remain in place, the doors shall be bolted securely in the closed position from the hoistway side.
- (7) When landing gates are in place, the landing openings shall be totally enclosed and strongly reinforced.
EXCEPTION: The lowest landing door shall be locked from the landing side.
- (8) When a hydraulic elevator is decommissioned the oil pipe line from the hoistway to the power unit, and the oil in the tank will be removed from the premises. The supply wires shall be disconnected at the main line switch and at the power unit.

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11.03: continued

(9) Any escalator which is permanently removed from service shall have the electrical power supply disconnected by removing the fuses and disconnecting the wiring on the load side of the disconnect switch. A permanent barricade shall be erected at each landing of said escalator to prevent access. Means in addition to the brake shall be employed to permanently prevent escalator movement.

11.04: Inspection Required

Following decommissioning as described in 524 CMR 11.03, the decommissioned elevator shall be inspected by a state elevator inspector to ensure that the components in the machine room and hoistway have been safely decommissioned.

REGULATORY AUTHORITY

524 CMR 11.00: M.G.L. c. 143, §§ 62 through 71G.